

CANADIANA

FEB 27 1989

RESIDENTIAL CONSTRUCTION IN ALBERTA

JANUARY 1989

Alberta

MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

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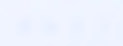


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ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

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HIGHLIGHTS

Urban Alberta

- Housing starts in January rose by 10% to 600 units from 547 for 1988. This marks the fifth consecutive month that a significant year-to-year increase has been reported.
- Housing under construction also increased to 3,779 units from 3,753 the month before, 2% higher than last year's levels.

Calgary

- Calgary's January starts increased by 2% over the previous year to 297 units.
- Housing under construction increased 5% from the month before to 1,772 units. However, inventory of newly completed and unoccupied housing dropped further to only 118 units.
- Resale housing market activity jumped 35% over January 1988 to 1,138 units sold.
- However, the average resale house price dropped 2% to \$99,141 from \$101,210 in December. The new house price index decreased marginally again from the previous month to 104.2 in December.

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Edmonton

- Edmonton's housing starts declined 3% from January 1988 to 193 units, all of which were single family homes.
- Housing under construction fell to 1,440 units from 1,541 the month before. Inventory of newly completed and unoccupied housing also decreased to 169 units due to a slight increase in the rate of absorption.
- In the resale market, the number of houses sold for January rose 32% over the same period 1988. The ratio of sales to listings also increased significantly to .53 compared to .36 last year.
- The average selling price increased a meager 1% to \$82,311 from \$81,271 the month before, but up 6% over January 1988. The new house price index also showed a 1% increase to 96.8 in December, up 7% over December 1987.

TABLE 1

JAN-89

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	239	58	0	0	297	2
CAMROSE	2	0	0	20	22	2100
EDMONTON M.A.	193	0	0	0	193	-3
FORT MCMURRAY	0	0	0	0	0	-100
GRANDE PRAIRIE	9	0	0	0	9	350
LETHBRIDGE	13	0	0	0	13	-38
LLOYDMINSTER(ALTA. PART)	2	0	0	0	2	-33
MEDICINE HAT	9	0	0	36	45	350
RED DEER	9	8	0	0	17	6
WETASKIWIN	1	0	0	0	1	-67
OTHER CENTRES **	1	0	0	0	1	*
TOTAL	478	66	0	56	600	10

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 1A

CUMULATIVE STARTS - CALGARY

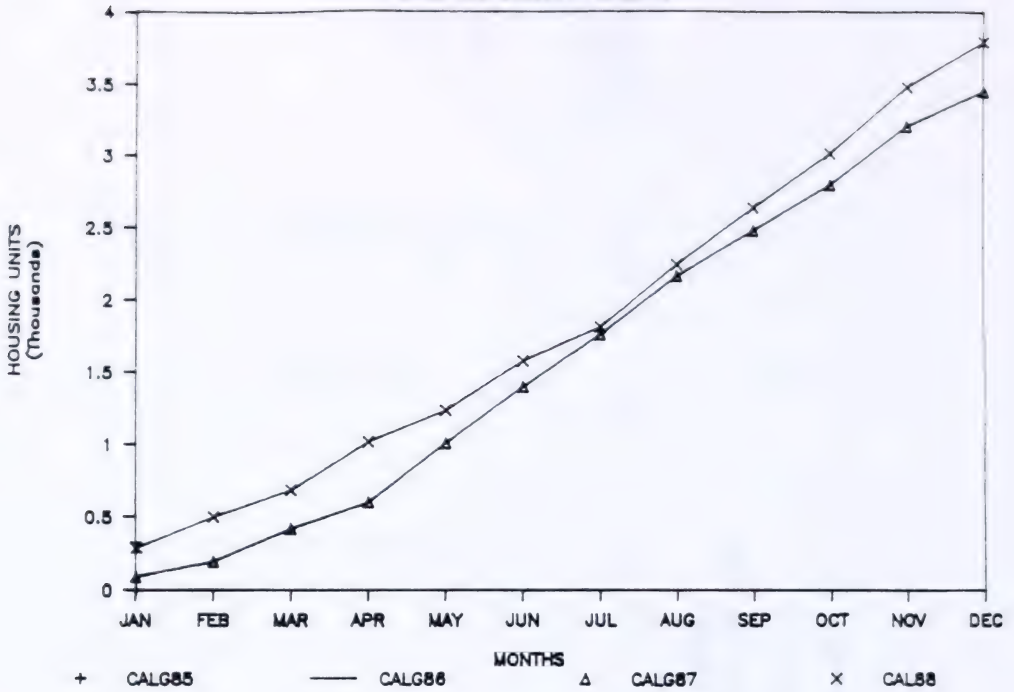


FIGURE 1B

CUMULATIVE STARTS - EDMONTON

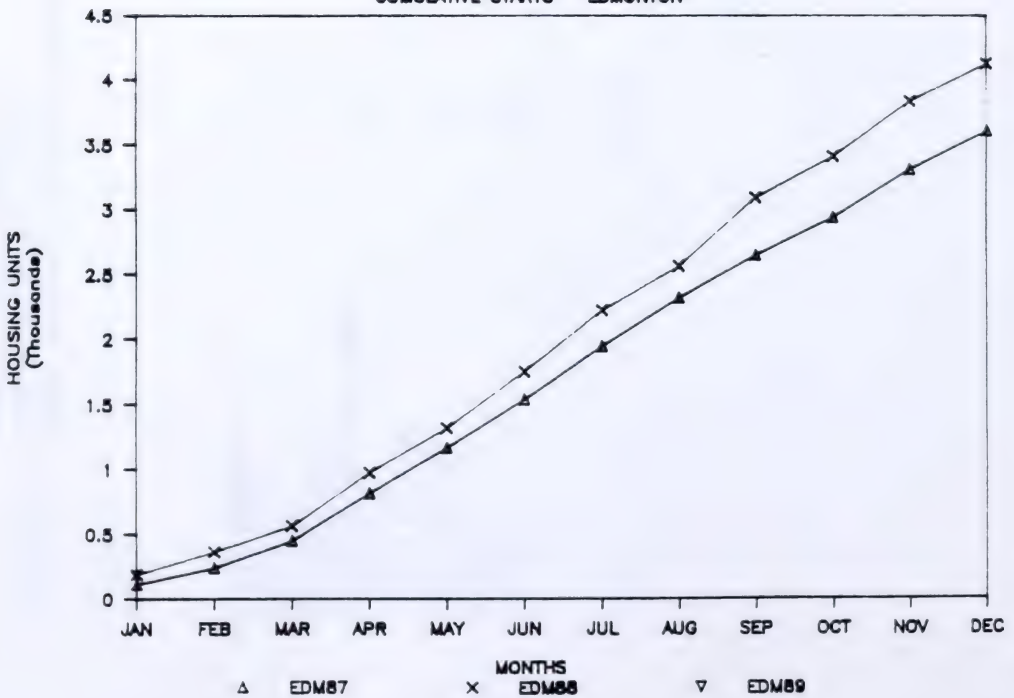


TABLE 2

JAN-89

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMIS		ROW		APT		TOTAL		PERCENT CHANGE IN TOTAL STARTS	
	1988	1989	1988	1989	1988	1989	1988	1989	1988	1989	1988	1989
CALGARY	268	239	0	58	22	0	0	0	290	297	2	2
CAMROSE	1	2	0	0	0	0	0	20	1	22	2100	
EDMONTON M.A.	188	193	8	0	4	0	0	0	200	193	-3	
FORT MCMURRAY	1	0	0	0	0	0	0	0	1	0	-100	
GRANDE PRAIRIE	2	9	0	0	0	0	0	0	2	9	350	
LETHBRIDGE	19	13	2	0	0	0	0	0	21	13	-38	
LLOYDMINSTER (ALTA. PART)	3	2	0	0	0	0	0	0	3	2	-33	
MEDICINE HAT	10	9	0	0	0	0	0	36	10	45	350	
RED DEER	16	9	0	8	0	0	0	0	16	17	6	
WETASKIWIN	0	1	0	0	3	0	0	0	3	1	-67	
OTHER CENTRES **	0	1	0	0	0	0	0	0	0	1	*	
TOTAL	508	478	10	66	29	0	0	56	547	600	10	
PERCENT CHANGE BY TYPE		-6		560	-100			*		10		

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

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FIGURE 2
MONTHLY HOUSING STARTS, URBAN ALBERTA

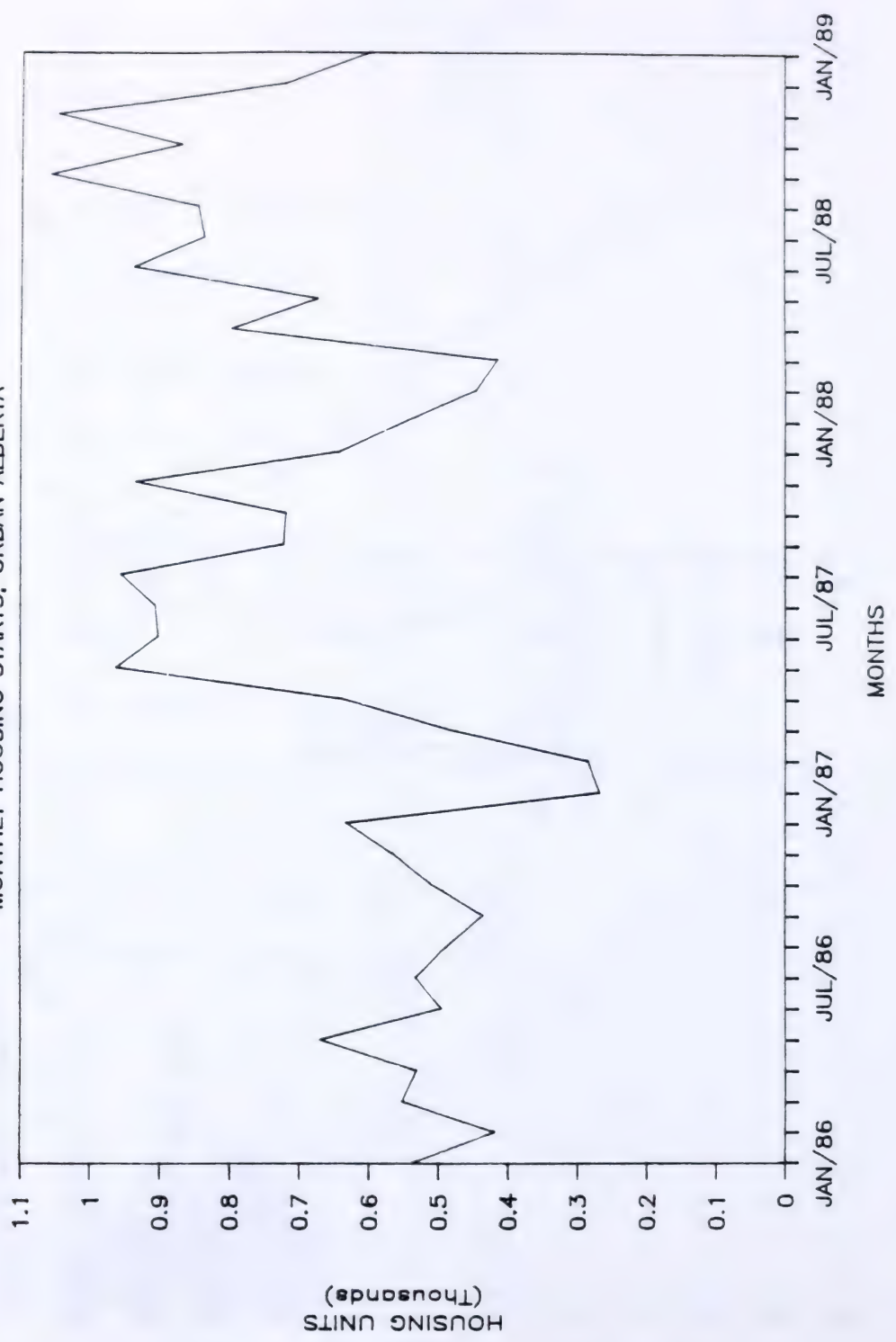


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA

1988-1989

	1988	1989	PERCENT CHANGE
JANUARY	547	600	10
FEBRUARY	447		
MARCH	416		
APRIL	799		
MAY	675		
JUNE	940		
JULY	838		
AUGUST	847		
SEPTEMBER	1060		
OCTOBER	871		
NOVEMBER	1050		
DECEMBER	722		
TOTAL	9212	600	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3

MULTIPLES AS % OF STARTS, URBAN ALBERTA

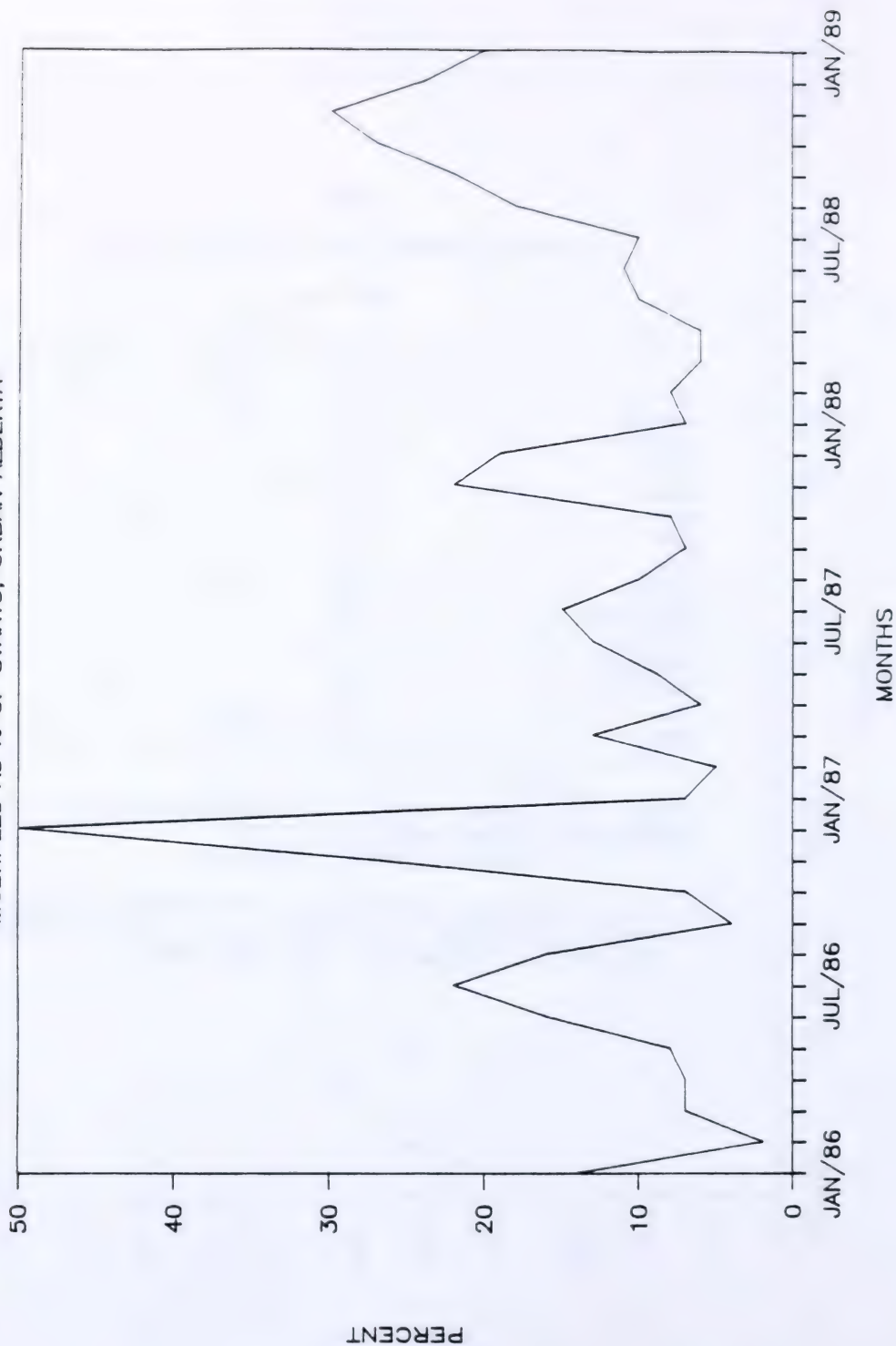


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1988-1989				
1988				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	547	508	39	7
FEBRUARY	447	413	34	8
MARCH	416	390	26	6
APRIL	799	754	45	6
MAY	675	610	65	10
JUNE	940	835	105	11
JULY	838	753	85	10
AUGUST	847	694	153	18
SEPTEMBER	1060	826	234	22
OCTOBER	871	633	238	27
NOVEMBER	1050	740	310	30
DECEMBER	722	547	175	24
TOTAL	9212	7703	1509	16
1989				
JANUARY	600	478	122	20
FEBRUARY				
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	600	478	122	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE
 PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE
 HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4A
MULTIPLES AS % OF STARTS, CALGARY

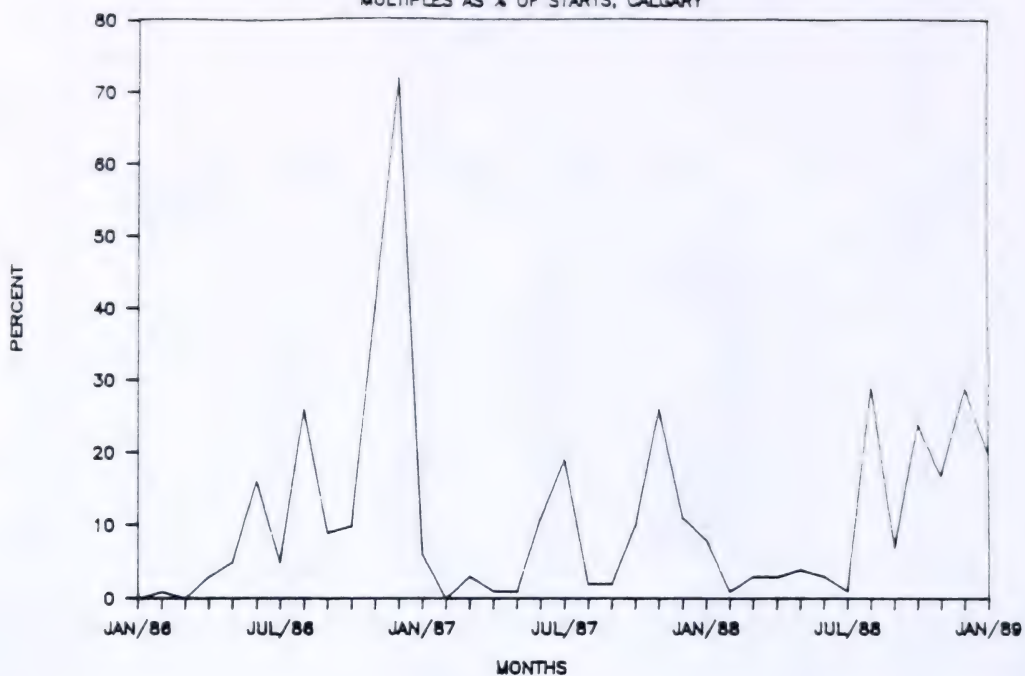


FIGURE 4B
MULTIPLES AS % OF STARTS, EDMONTON

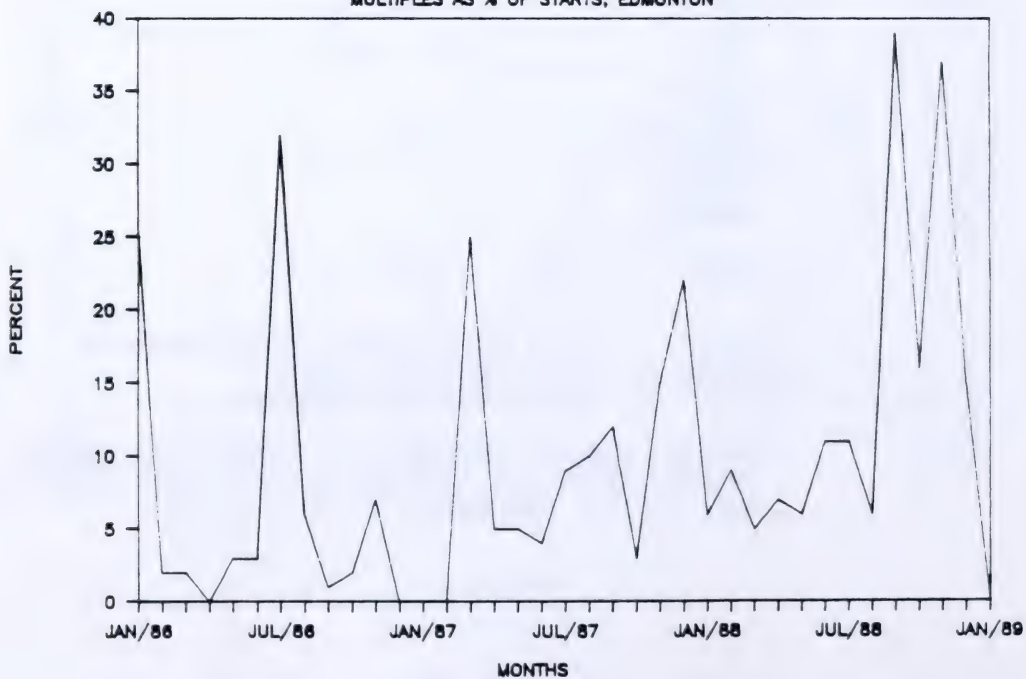


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1988						EDMONTON(METRO)					
CALGARY											
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	290	268	22	8	JANUARY	200	188	12	6		
FEBRUARY	214	212	2	1	FEBRUARY	174	159	15	9		
MARCH	183	177	6	3	MARCH	201	190	11	5		
APRIL	334	325	9	3	APRIL	409	379	30	7		
MAY	217	209	8	4	MAY	342	320	22	6		
JUNE	343	332	11	3	JUNE	437	389	48	11		
JULY	241	239	2	1	JULY	466	415	51	11		
AUGUST	439	313	126	29	AUGUST	343	322	21	6		
SEPTEMBER	396	368	28	7	SEPTEMBER	527	323	204	39		
OCTOBER	377	285	92	24	OCTOBER	320	270	50	16		
NOVEMBER	455	377	78	17	NOVEMBER	427	271	156	37		
DECEMBER	311	222	89	29	DECEMBER	287	243	44	15		
TOTAL	3800	3327	473	12	TOTAL	4133	3469	664	16		
						EDMONTON(METRO)					
CALGARY											
JANUARY	297	239	58	20	JANUARY	193	193	0	0		
FEBRUARY					FEBRUARY						
MARCH					MARCH						
APRIL					APRIL						
MAY					MAY						
JUNE					JUNE						
JULY					JULY						
AUGUST					AUGUST						
SEPTEMBER					SEPTEMBER						
OCTOBER					OCTOBER						
NOVEMBER					NOVEMBER						
DECEMBER					DECEMBER						
TOTAL	297	239	58		TOTAL	193	193	0			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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FIGURE 5

QUARTERLY HOUSING STARTS IN ALBERTA

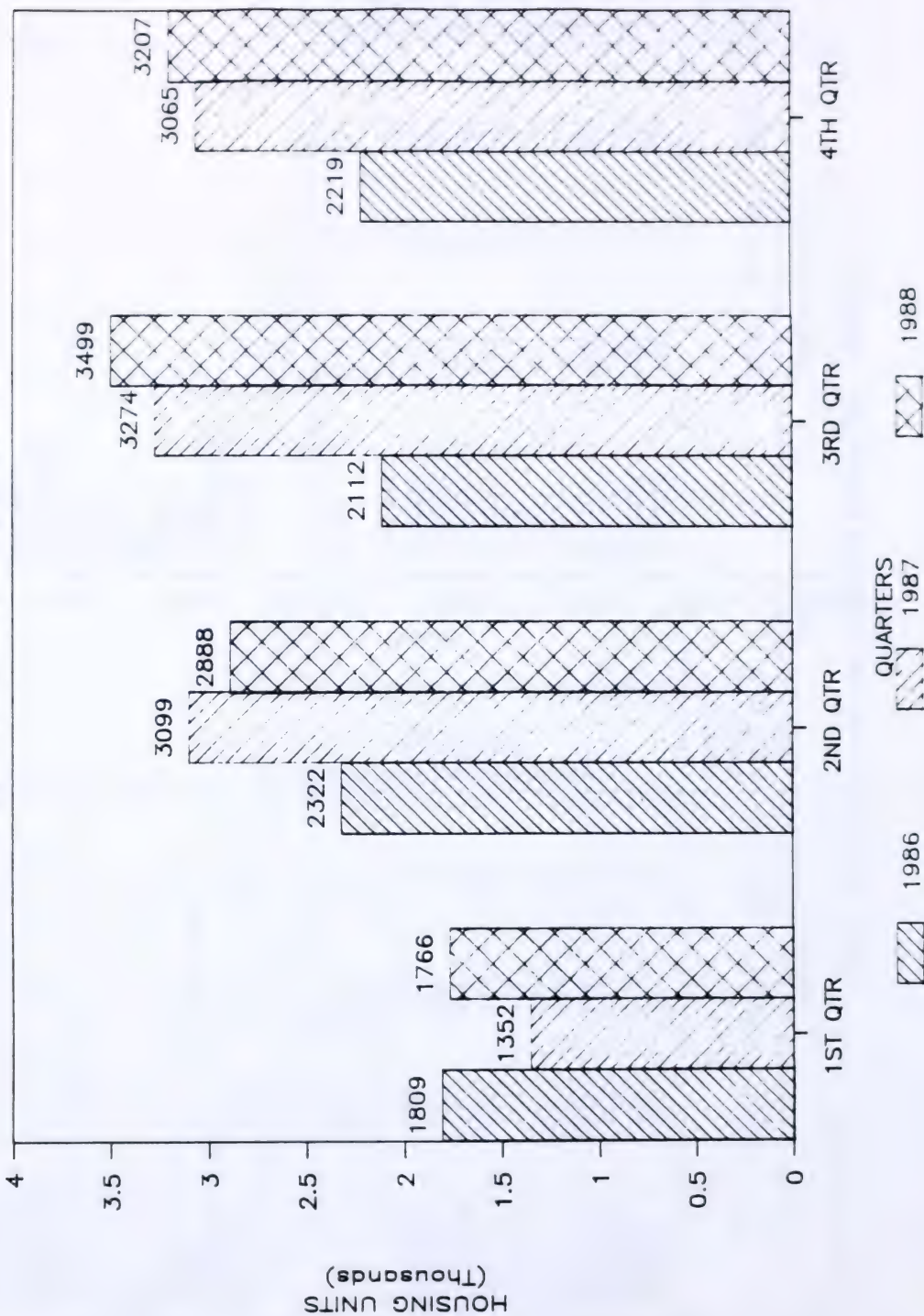


TABLE 6
QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

	1987 - 1988	
	1987	1988
FIRST QUARTER	1352	1766
SECOND QUARTER	3099	2888
THIRD QUARTER	3274	3499
FOURTH QUARTER	3065	3207
TOTAL	10790	11360
		5

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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HOUSING PLANNING SECRETARIAT

TABLE 7

JAN-89

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMITES	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	206	0	0	0	206	2
CAMROSE	1	0	0	0	1	*
EDMONTON M.A.	274	8	13	0	295	67
FORT MCMURRAY	2	0	0	0	2	100
GRANDE PRAIRIE	9	0	0	0	9	200
LETHBRIDGE	6	0	0	0	6	-71
LLOYDMINSTER (ALTA. PART)	8	0	0	0	8	33
MEDICINE HAT	8	0	0	0	8	-50
RED DEER	13	8	35	0	56	19
WETASKIWIN	1	0	0	0	1	-86
OTHER CENTRES **	18	0	0	0	18	1700
TOTAL	546	16	48	0	610	27

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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 HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

TABLE 8

JAN-89

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	1374	290	97	11	1772	16
CAMROSE	9	0	4	20	33	230
EDMONTON M.A.	1009	82	107	242	1440	21
FORT MCMURRAY	9	0	0	0	9	350
GRANDE PRAIRIE	46	0	0	0	46	24
LETHBRIDGE	77	12	3	49	141	40
LLOYDMINSTER (ALTA. PART)	23	2	0	0	25	178
MEDICINE HAT	53	0	0	76	129	11
RED DEER	37	46	45	12	140	82
WETASKIWIN	6	0	0	0	6	60
OTHER CENTRES **	34	0	4	0	38	81
TOTAL	2677	432	260	410	3779	2

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

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HOUSING PLANNING SECRETARIAT

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FIGURE 6A
TOTAL STARTS - CALGARY

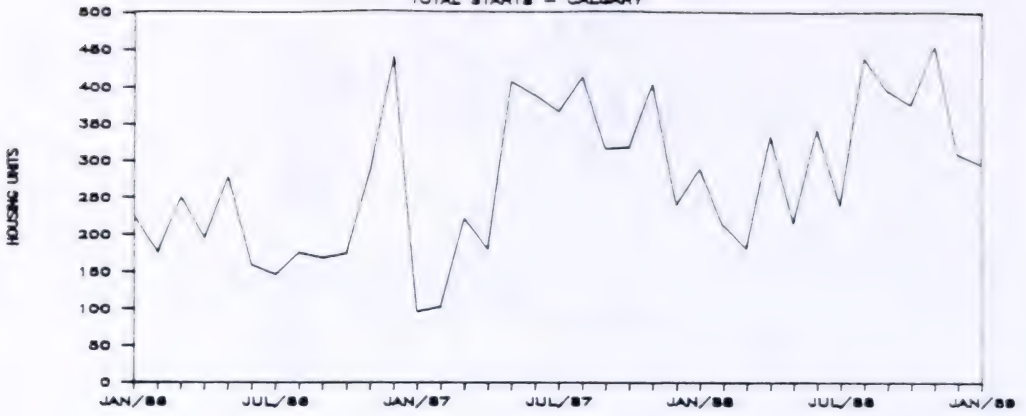


FIGURE 6B
COMPLETIONS - CALGARY

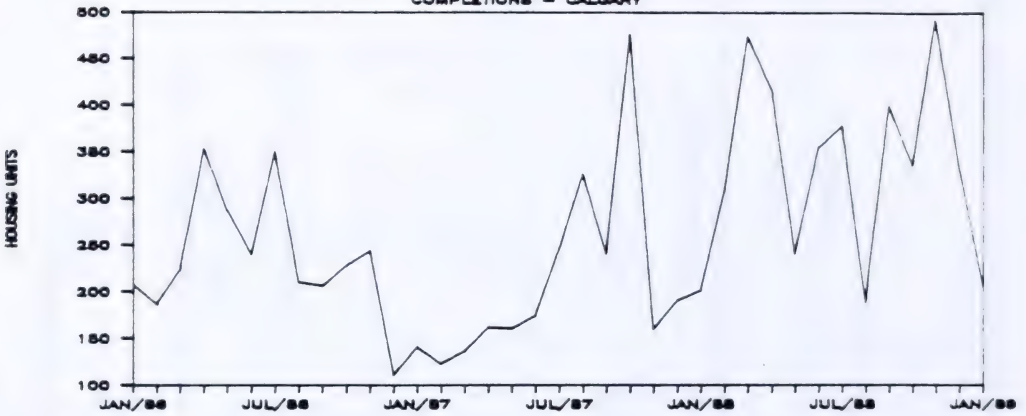


FIGURE 6C
UNDER-CONSTRUCTION - CALGARY

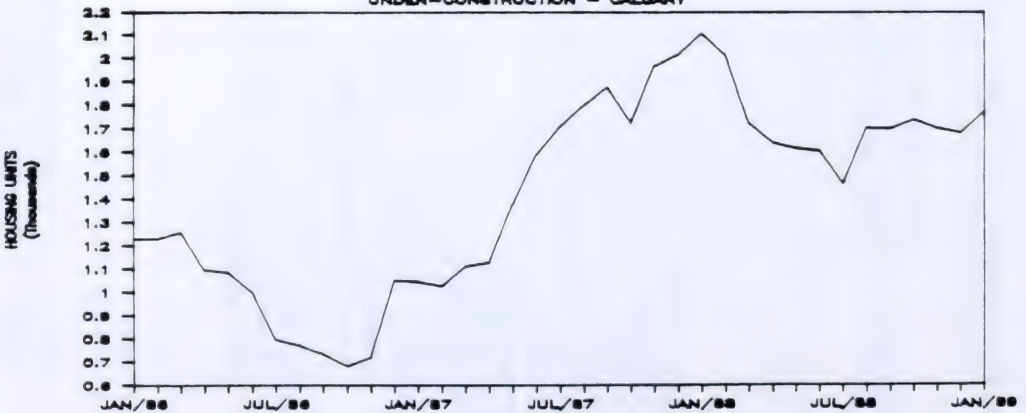


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

----- 1988 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	290	202	2107
FEBRUARY	214	308	2013
MARCH	183	474	1722
APRIL	334	418	1638
MAY	217	241	1614
JUNE	343	355	1602
JULY	241	378	1464
AUGUST	439	189	1705
SEPTEMBER	396	399	1700
OCTOBER	377	336	1740
NOVEMBER	455	492	1701
DECEMBER	311	331	1681
----- 1989 -----			
JANUARY	297	206	1772
FEBRUARY			
MARCH			
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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FIGURE 7A
TOTAL STARTS - EDMONTON

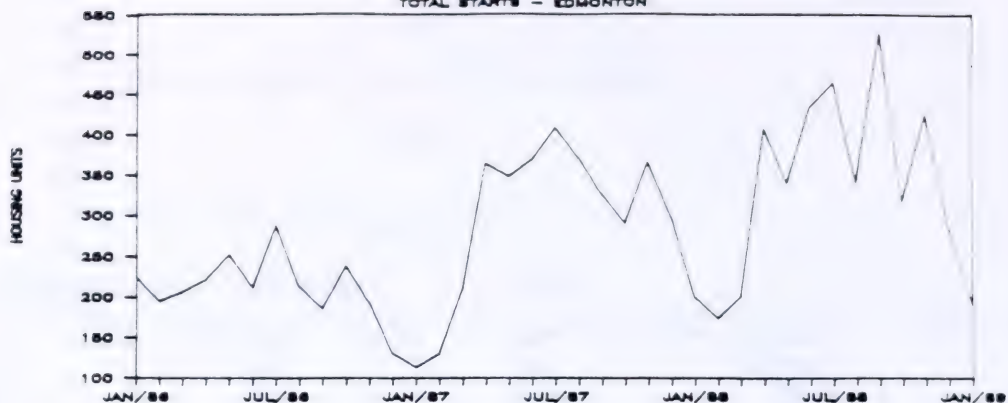


FIGURE 7B
COMPLETIONS - EDMONTON

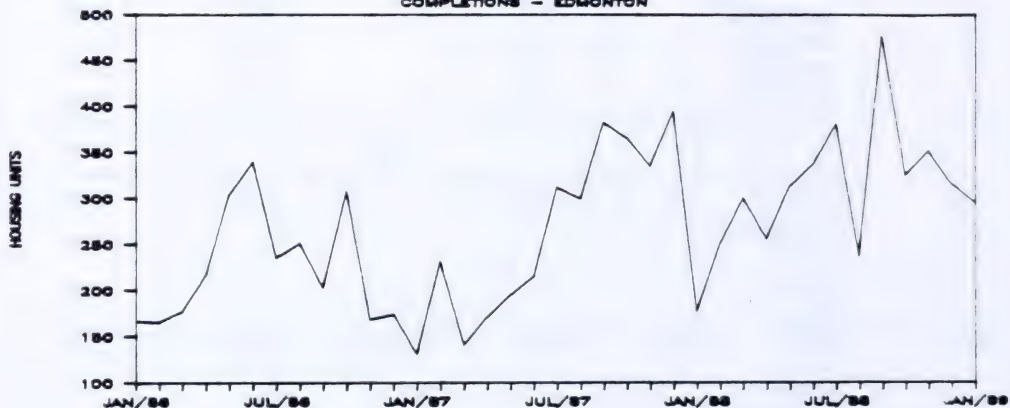


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

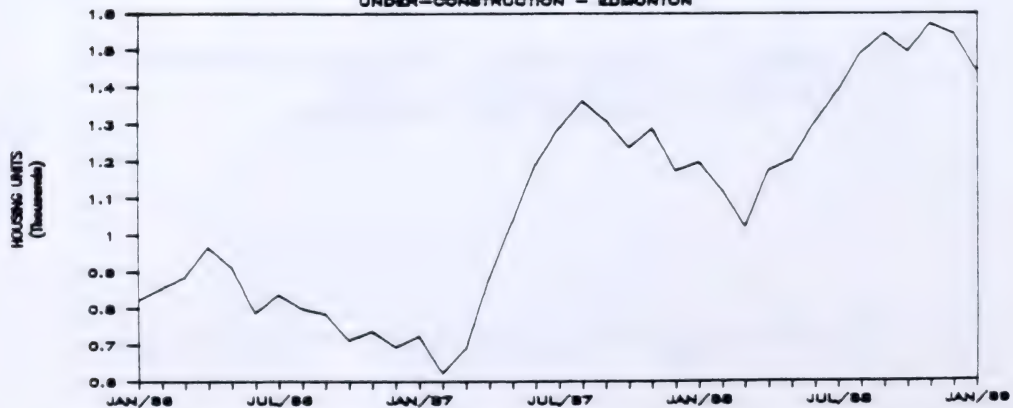


TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

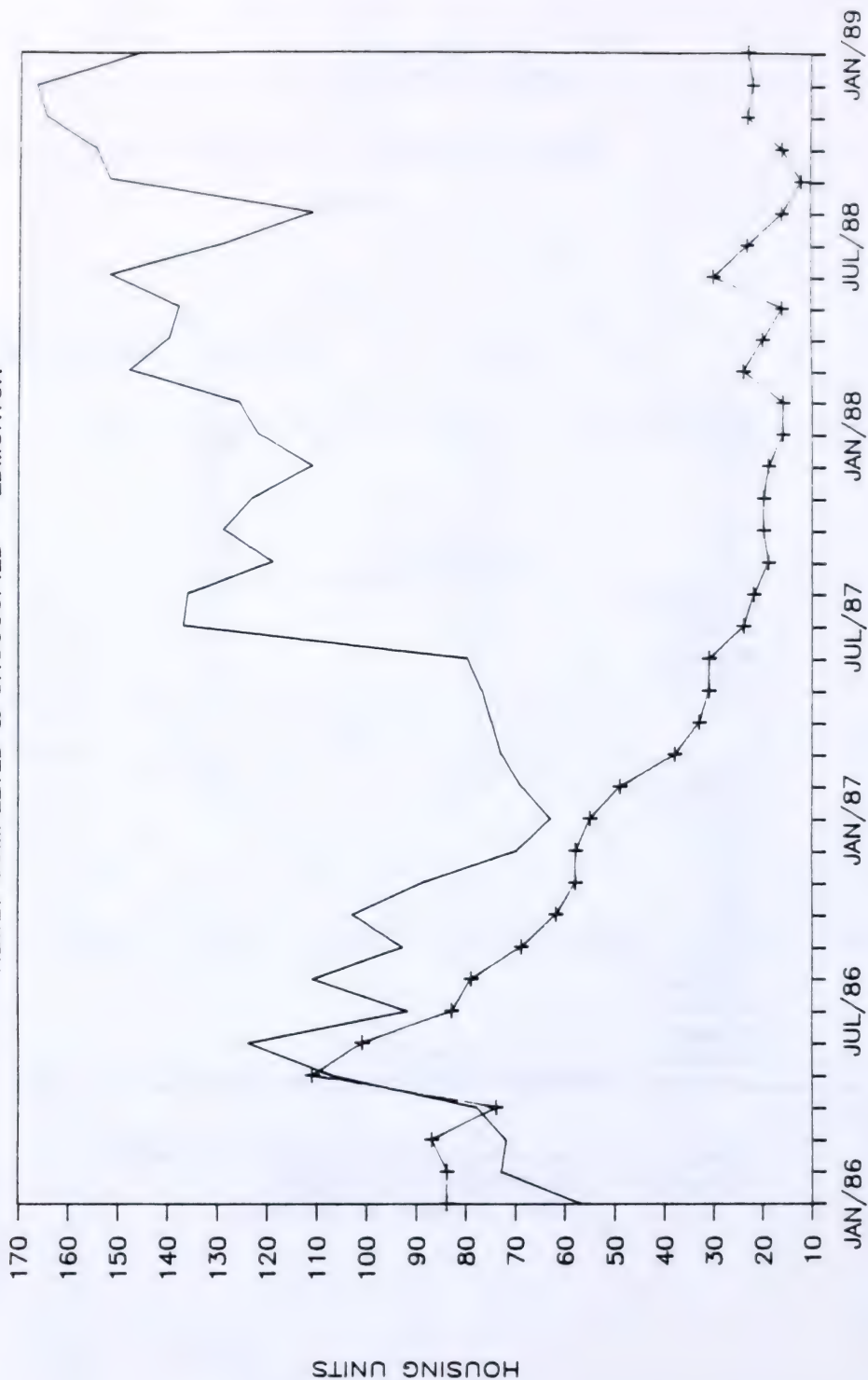
----- 1988 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	200	177	1195
FEBRUARY	174	251	1118
MARCH	201	300	1019
APRIL	409	256	1173
MAY	342	313	1202
JUNE	437	337	1302
JULY	466	380	1388
AUGUST	343	237	1491
SEPTEMBER	527	476	1543
OCTOBER	320	325	1493
NOVEMBER	427	351	1569
DECEMBER	287	315	1541
----- 1989 -----			
JANUARY	193	295	1440
FEBRUARY			
MARCH			
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

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FIGURE 8

NEWLY COMPLETED & UNOCCUPIED - EDMONTON



— SINGLES & DUPL.

+ APARTS. & R.HOUSES

TABLE 11

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1988					
JANUARY	122	16	138	177	55
FEBRUARY	126	16	142	251	63
MARCH	148	24	172	300	61
APRIL	140	20	160	256	63
MAY	138	16	154	313	67
JUNE	152	30	182	337	63
JULY	129	23	152	380	73
AUGUST	111	16	127	237	67
SEPTEMBER	152	12	164	476	73
OCTOBER	155	16	171	325	65
NOVEMBER	165	23	188	351	64
DECEMBER	167	22	189	315	62

1989					
JANUARY	146	23	169	295	65
FEBRUARY					
MARCH					
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.
 **THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
 UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
 ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
 PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
 COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
 AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9 NEWLY COMPLETED & UNOCCUPIED - CALGARY

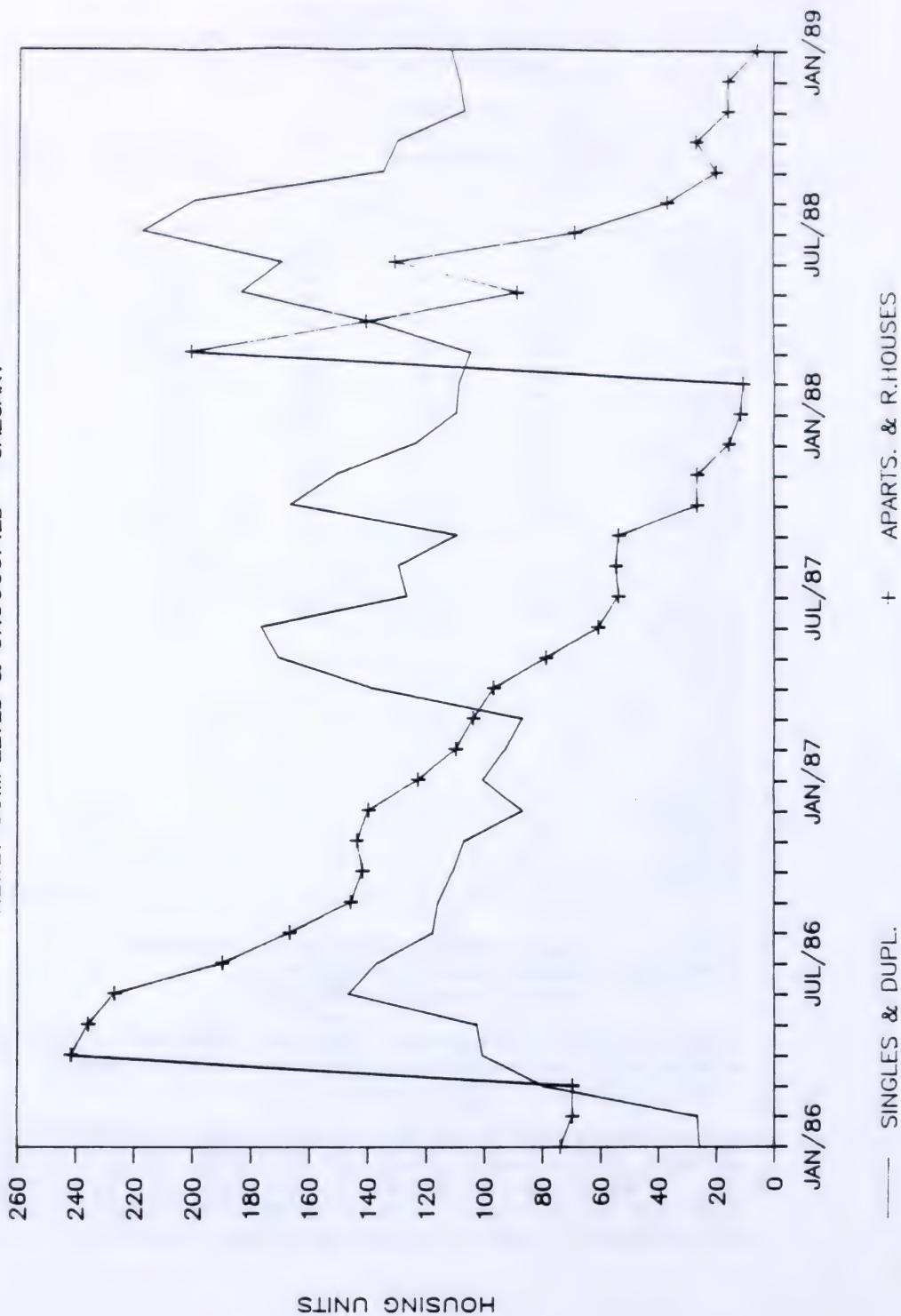


TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1988					
JANUARY	110	12	122	202	64
FEBRUARY	109	11	120	308	72
MARCH	105	201	306	474	48
APRIL	139	141	280	418	61
MAY	184	89	273	241	48
JUNE	170	131	301	355	52
JULY	218	69	287	378	58
AUGUST	200	37	237	189	50
SEPTEMBER	135	20	155	399	76
OCTOBER	130	27	157	336	68
NOVEMBER	107	16	123	492	81
DECEMBER	109	16	125	331	72

1989					
JANUARY	112	6	118	206	64
FEBRUARY					
MARCH					
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.
 **THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
 UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
 ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOC-
 CUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
 COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
 AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 10

EDMONTON LISTINGS AND SALES

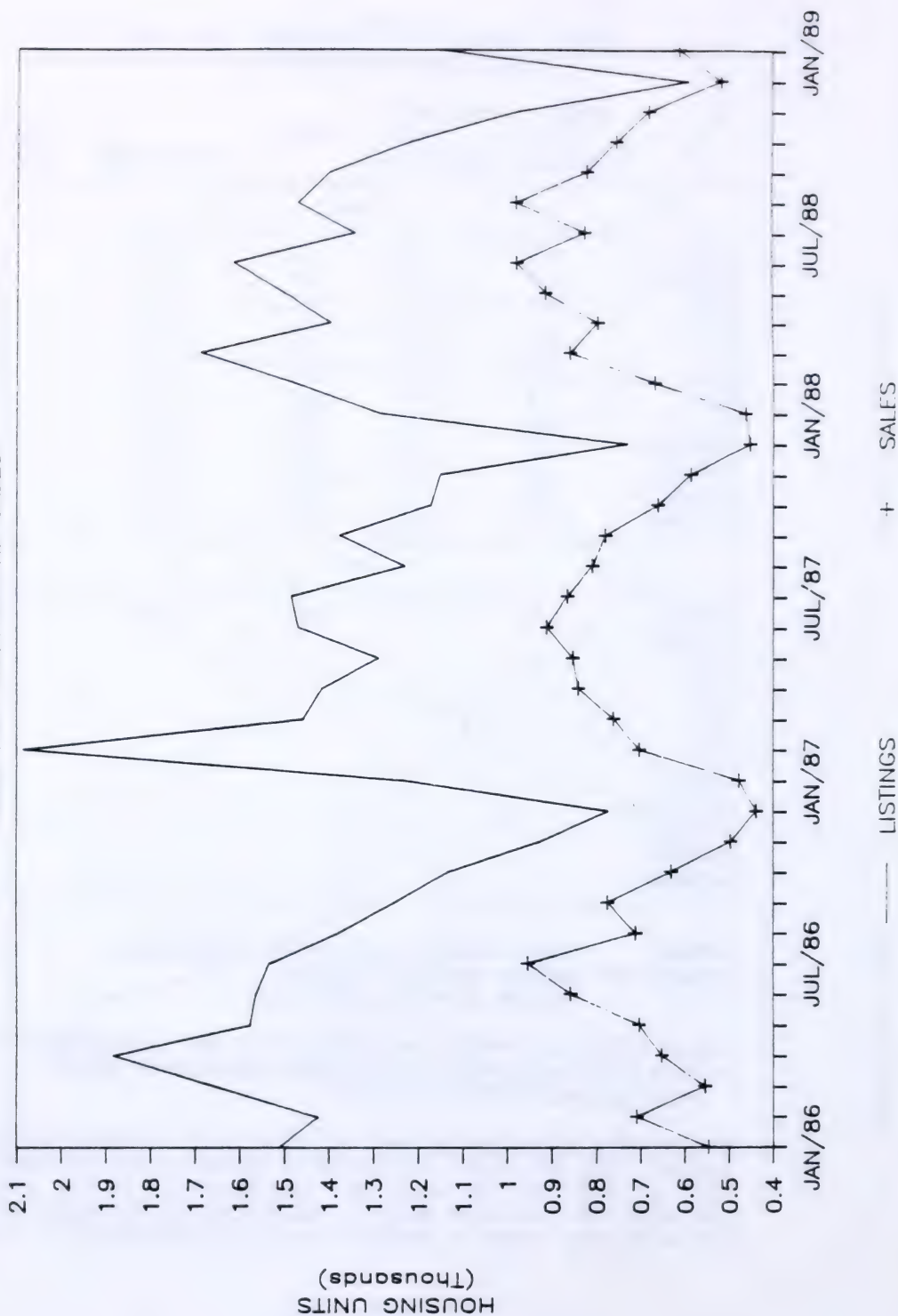


TABLE 13

RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

1988				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1288	463	.36	77982
FEBRUARY	1478	667	.45	76385
MARCH	1688	858	.51	78935
APRIL	1397	795	.57	82004
MAY	1502	913	.61	81285
JUNE	1616	978	.61	85636
JULY	1343	824	.61	85372
AUGUST	1472	979	.67	83181
SEPTEMBER	1398	818	.59	82881
OCTOBER	1218	751	.62	82043
NOVEMBER	978	678	.69	85120
DECEMBER	590	515	.87	81271
1989				
JANUARY	1150	610	.53	82311
FEBRUARY				
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
SOURCE: EDMONTON REAL ESTATE BOARD				
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS				
HOUSING PLANNING SECRETARIAT				

FIGURE 11
CALGARY LISTINGS AND SALES

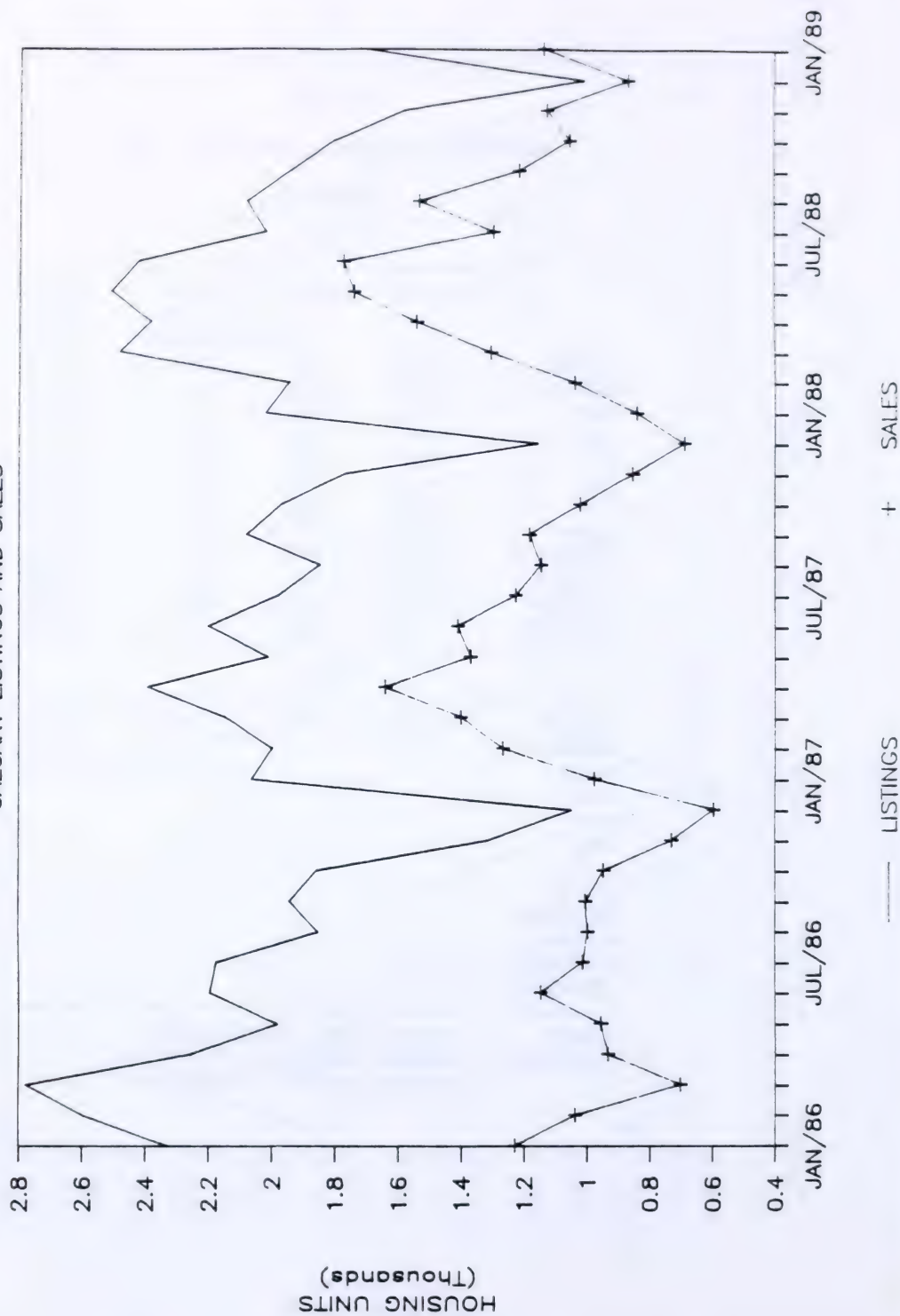


TABLE 14

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

1988				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1945	841	.43	90623
FEBRUARY	1945	1038	.53	91213
MARCH	2485	1305	.53	96389
APRIL	2384	1541	.65	98765
MAY	2512	1740	.69	99368
JUNE	2422	1774	.73	101695
JULY	2019	1295	.64	104129
AUGUST	2083	1532	.74	99602
SEPTEMBER	1941	1214	.63	101425
OCTOBER	1803	1054	.58	100538
NOVEMBER	1582	1127	.71	103471
DECEMBER	1010	866	.86	101210

1989				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1721	1138	.66	99141
FEBRUARY				
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 12
AVERAGE SALE PRICES, CALGARY & EDMONTON

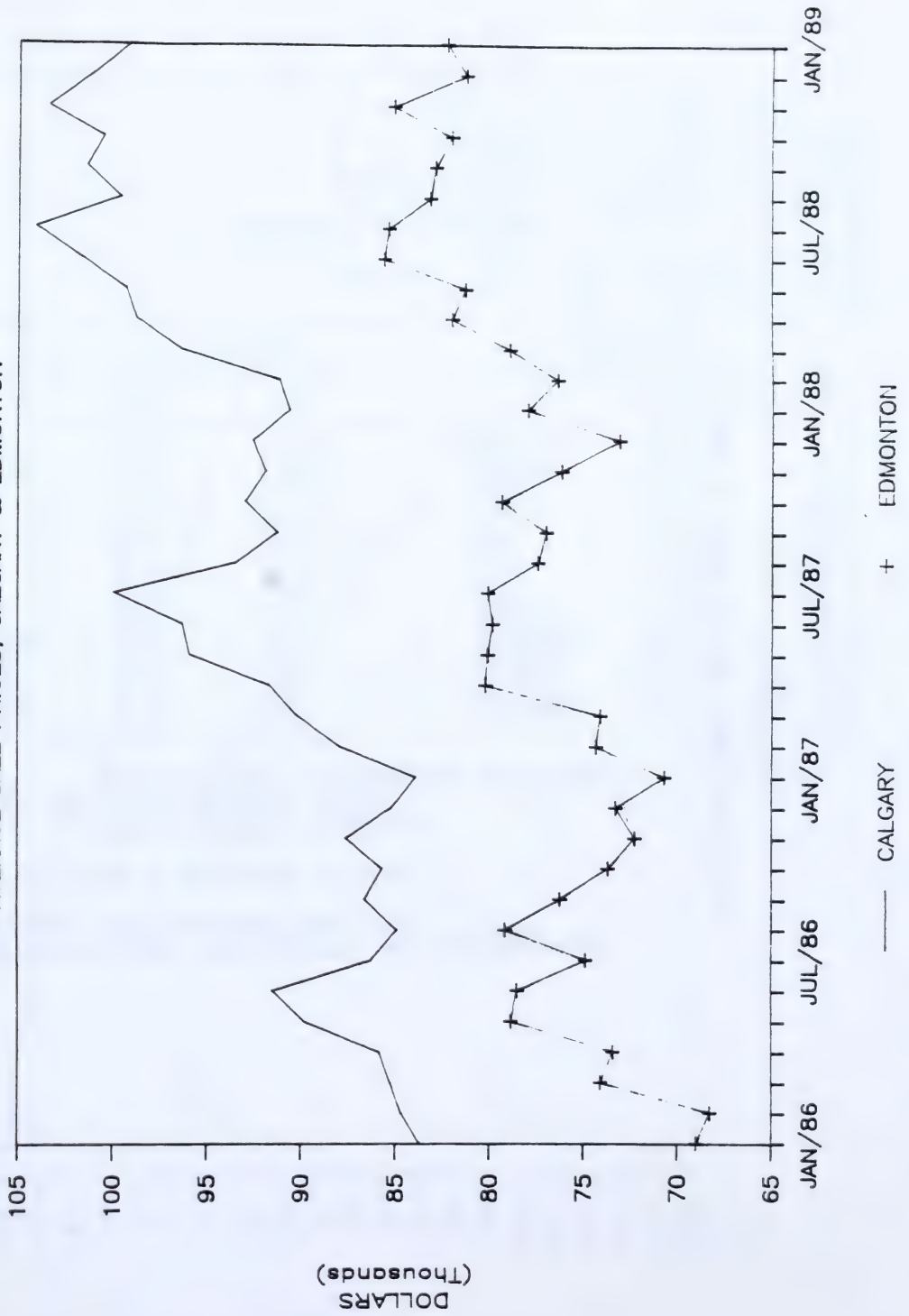


FIGURE 13

NEW HOUSE PRICE INDICES, CALG. & EDM.

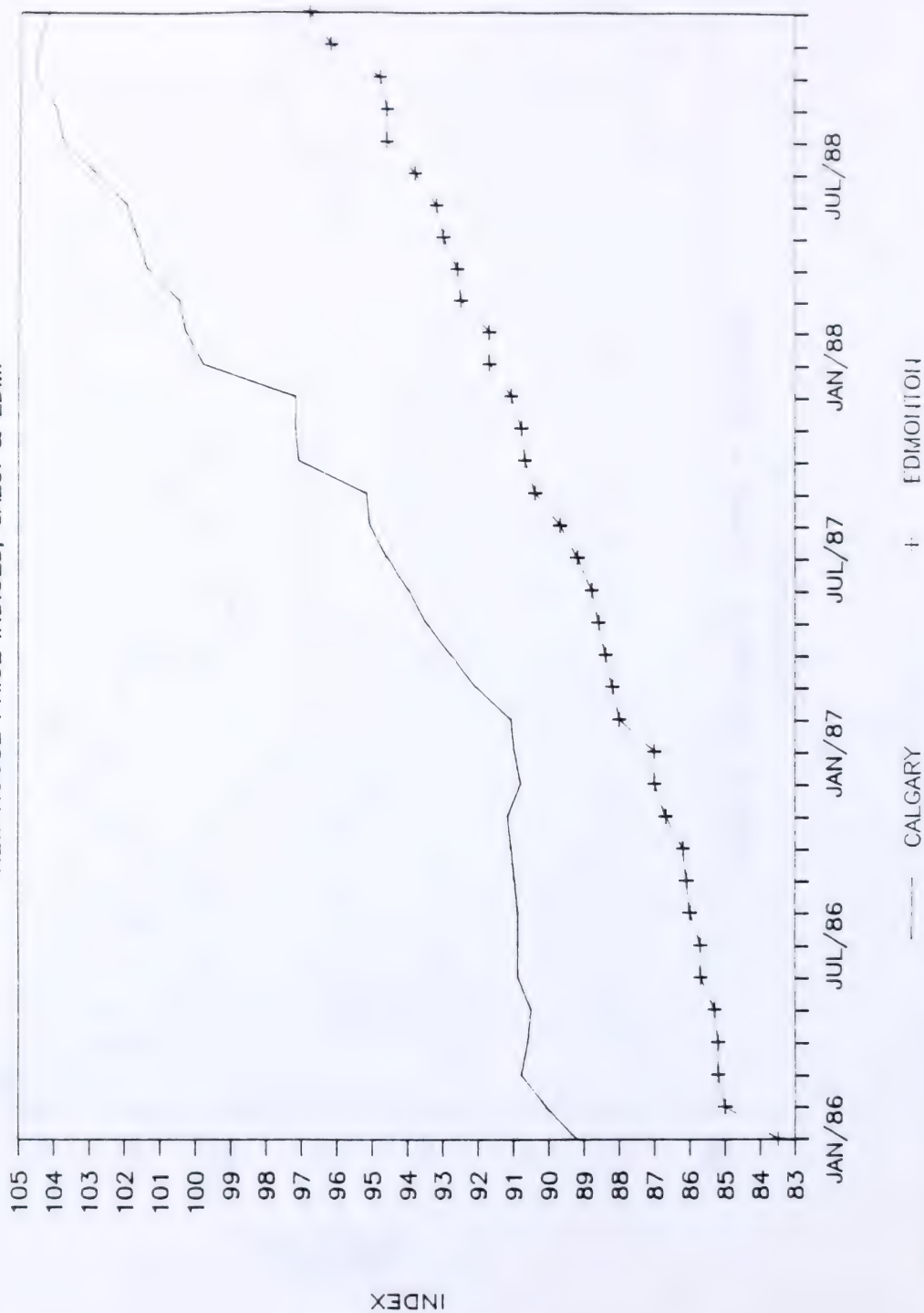


TABLE 15
NEW HOUSING PRICE INDICES*
1981=100

CALGARY**			EDMONTON***		
	1987	1988		1987	1988
JANUARY	91.0	99.8	JANUARY	87.0	91.7
FEBRUARY	91.1	100.3	FEBRUARY	88.0	91.7
MARCH	92.1	100.5	MARCH	88.2	92.5
APRIL	92.8	101.4	APRIL	88.4	92.6
MAY	93.5	101.7	MAY	88.6	93.0
JUNE	94.0	101.7	JUNE	88.8	93.0
JULY	94.6	102.9	JULY	89.2	93.8
AUGUST	95.1	103.8	AUGUST	89.7	94.6
SEPTEMBER	95.2	104.0	SEPTEMBER	90.4	94.6
OCTOBER	97.1	104.6	OCTOBER	90.7	94.8
NOVEMBER	97.2	104.5	NOVEMBER	90.8	96.2
DECEMBER	97.2	104.2	DECEMBER	91.1	96.8

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

AL-1.611

APR 10 1989

RESIDENTIAL CONSTRUCTION IN ALBERTA

FEBRUARY 1989

Alberta

MUNICIPAL AFFAIRS
Housing Division
Planning Secretariat

RESIDENTIAL CONSTRUCTION
IN ALBERTA
FEBRUARY 1989

ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

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* * * *

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* * * *

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HIGHLIGHTS

Urban Alberta

- Housing starts amounted to 513 units in February, a 15% increase in comparison with 447 units a year ago.
- Total starts to date also increased 12% to 1,113 units from 994 for 1988. 295 multiples were started for the first two months of this year compared to only 73 in 1988. However, single family starts showed a drop of 11% over last year.
- Housing under construction in February fell from the preceding month to 3,674 units, but increased 6% compared to the same period last year.

Calgary

- Calgary's starts jumped by 41% from February 1988 to 301 units, of which 148 were row housing units.
- Total starts for the year (598 units) rose by 19% over the previous year. Multiple family starts jumped by 775%, however, singles dropped by 19%.
- Housing under construction in February increased marginally to 1,783 units. Inventory of newly completed and unoccupied housing also increased to 145 units with no change in the rate of absorption.
- The resale housing market continued to be extremely active with 1,421 residential units sold during the month, 37% above February 1988 levels (1,038).
- The average selling price jumped to \$106,355 in February, marking the highest level since September 1982. However, the new housing price index remained at 104.2 in January, after two straight months of decline.

Edmonton

- For three consecutive months, Edmonton's starts has decreased compared to the preceding year; last month's 158 starts were 9% lower than the February 1988 level.
- Total starts to date also showed a decrease of 6% to 351 units from 374 for 1988. Both single and multiple family starts were down 2% and 56% respectively.
- With the decrease in starts, the number of units under construction dropped to 1,364 in February. Inventory of newly completed and unoccupied housing continued its downward movement to 166 units as did the rate of absorption which fell to 59% compared to 65% the month before.
- The level of activity in the resale housing market remained fairly strong for February with 750 units sold, up 12% compared to February 1988 and up 23% compared to the preceding month.
- The average resale house price rose to \$84,760 from \$82,311 last month. The new housing price index continue to increase to 97.0 in January, equalling the mid-1982 levels.

TABLE 1

FEB-89

HOUSING STARTS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	149	4	148	0	301	41
CAMROSE	0	0	0	0	0	*
EDMONTON M.A.	146	12	0	0	158	-9
FORT MCMURRAY	0	0	0	0	0	*
GRANDE PRAIRIE	9	0	0	0	9	50
LETHBRIDGE	11	0	0	0	11	450
LLOYDMINSTER(ALTA. PART)	0	2	0	0	2	0
MEDICINE HAT	8	2	0	3	13	0
RED DEER	13	2	0	0	15	-12
WETASKIWIN	2	0	0	0	2	-33
OTHER CENTRES **	2	0	0	0	2	-88
TOTAL	340	22	148	3	513	15

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 1A
CUMULATIVE STARTS - CALGARY

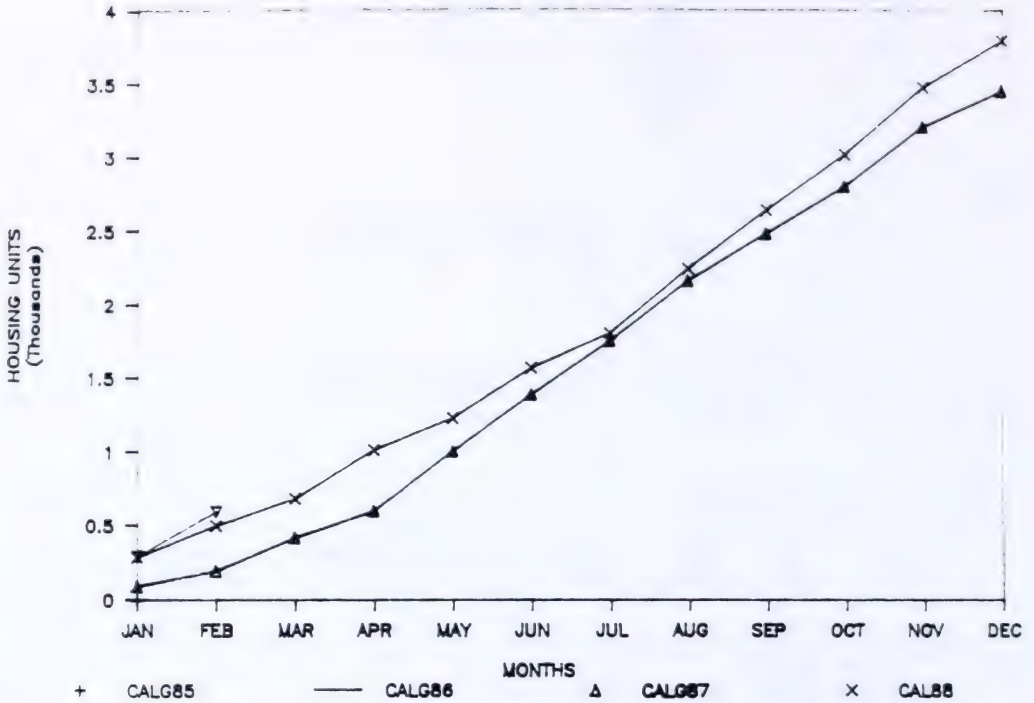


FIGURE 1B
CUMULATIVE STARTS - EDMONTON

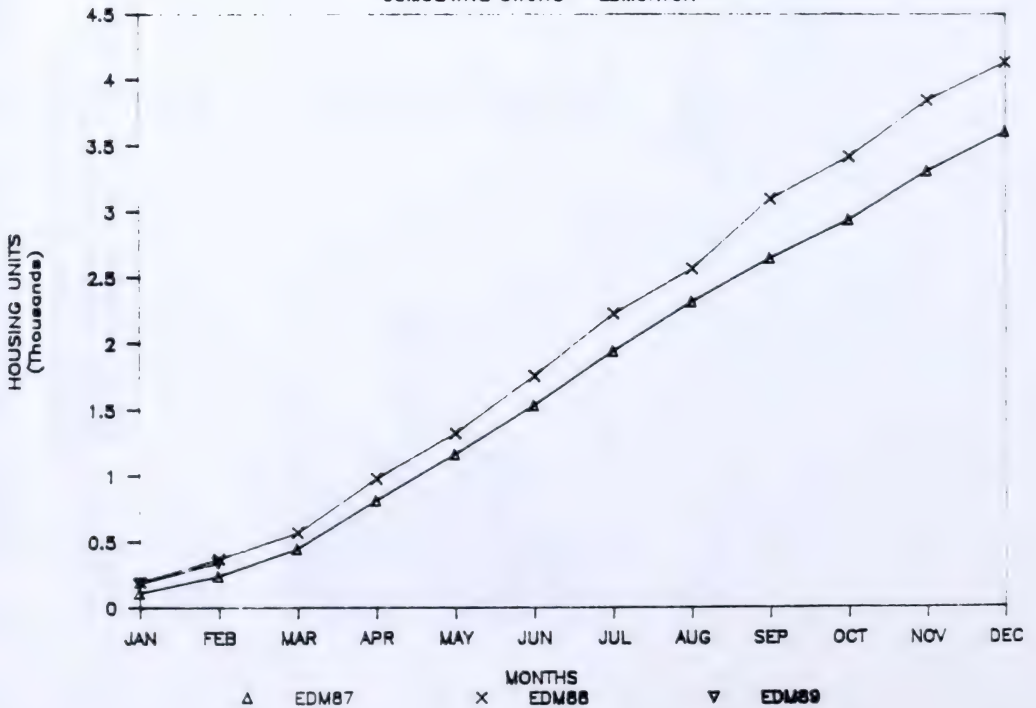


TABLE 2

FEB-89

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMS		ROW		APT		TOTAL		PERCENT CHANGE IN TOTAL STARTS
	1988	1989	1988	1989	1988	1989	1988	1989	1988	1989	
CALGARY	480	388	2	62	22	148	0	0	504	598	19
CAMROSE	1	2	0	0	0	0	0	20	1	22	2100
EDMONTON M.A.	347	339	20	12	7	0	0	0	374	351	-6
FORT MCMURRAY	1	0	0	0	0	0	0	0	1	0	-100
GRANDE PRAIRIE	8	18	0	0	0	0	0	0	8	18	125
LETHBRIDGE	21	24	2	0	0	0	0	0	23	24	4
LLOYDMINSTER (ALTA. PART)	5	2	0	2	0	0	0	0	5	4	-20
MEDICINE HAT	16	17	4	2	0	0	3	39	23	58	152
RED DEER	25	22	0	10	8	0	0	0	33	32	-3
WETASKIWIN	1	3	2	0	3	0	0	0	6	3	-50
OTHER CENTRES **	16	3	0	0	0	0	0	0	16	3	-81
TOTAL	921	818	30	88	40	148	3	59	994	1113	12
PERCENT CHANGE BY TYPE		11		193		270		1867		12	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 2

MONTHLY HOUSING STARTS, URBAN ALBERTA

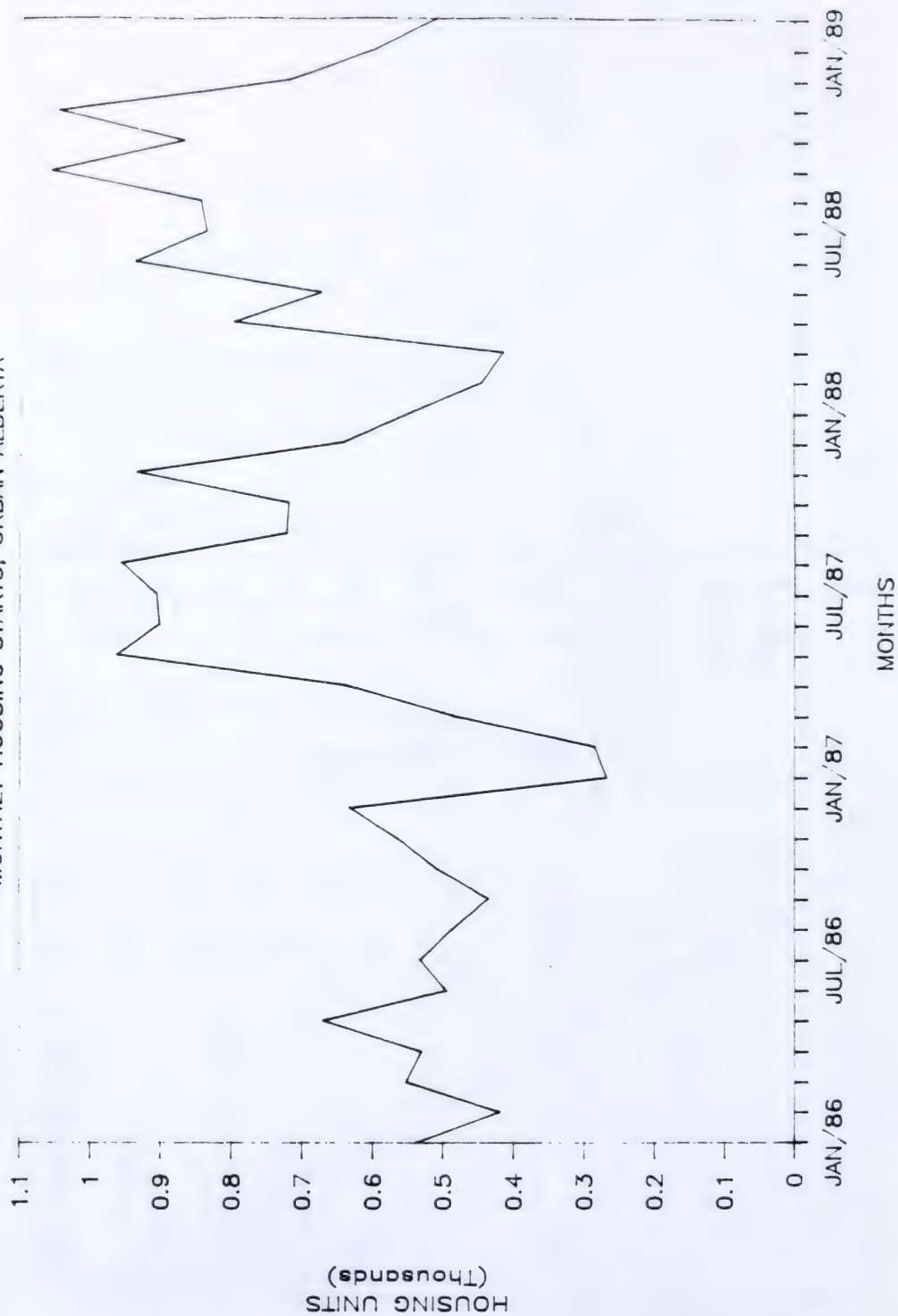


TABLE 3
MONTHLY HOUSING STARTS IN URBAN* ALBERTA

1988-1989

	1988	1989	PERCENT CHANGE
JANUARY	547	600	10
FEBRUARY	447	513	15
MARCH	416		
APRIL	799		
MAY	675		
JUNE	940		
JULY	838		
AUGUST	847		
SEPTEMBER	1060		
OCTOBER	871		
NOVEMBER	1050		
DECEMBER	722		
TOTAL	9212	1113	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 3

MULTIPLES AS % OF STARTS, URBAN ALBERTA

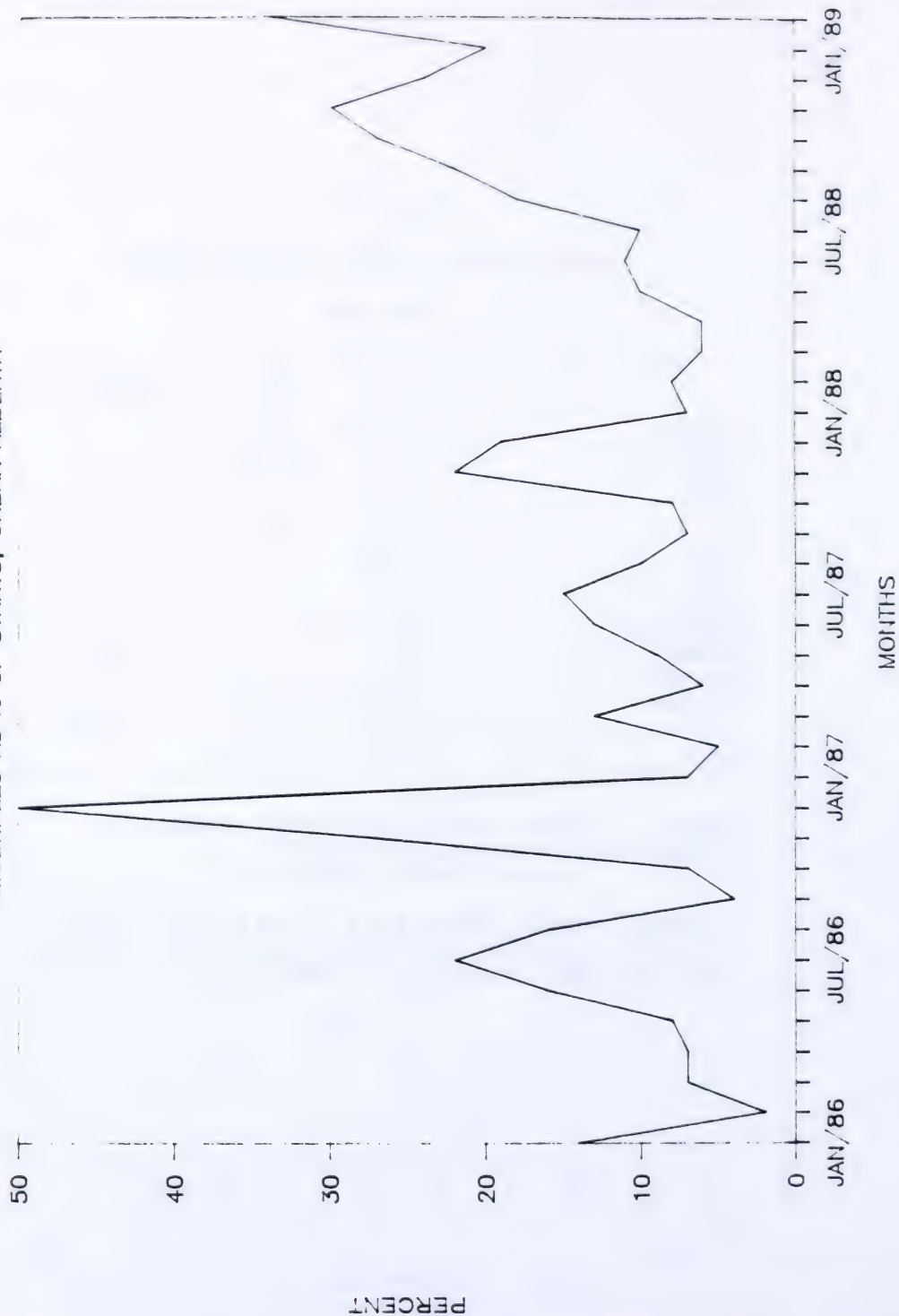


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

1988-1989				
1988				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	547	508	39	7
FEBRUARY	447	413	34	8
MARCH	416	390	26	6
APRIL	799	754	45	6
MAY	675	610	65	10
JUNE	940	835	105	11
JULY	838	753	85	10
AUGUST	847	694	153	18
SEPTEMBER	1060	826	234	22
OCTOBER	871	633	238	27
NOVEMBER	1050	740	310	30
DECEMBER	722	547	175	24
TOTAL	9212	7703	1509	16
1989				
JANUARY	600	478	122	20
FEBRUARY	513	340	173	34
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	1113	818	295	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE
 PRAIRIE, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE
 HAT, RED DEER, WETASKIWIN, AND OTHER CENTRES

FIGURE 4A

MULTIPLES AS % OF STARTS, CALGARY

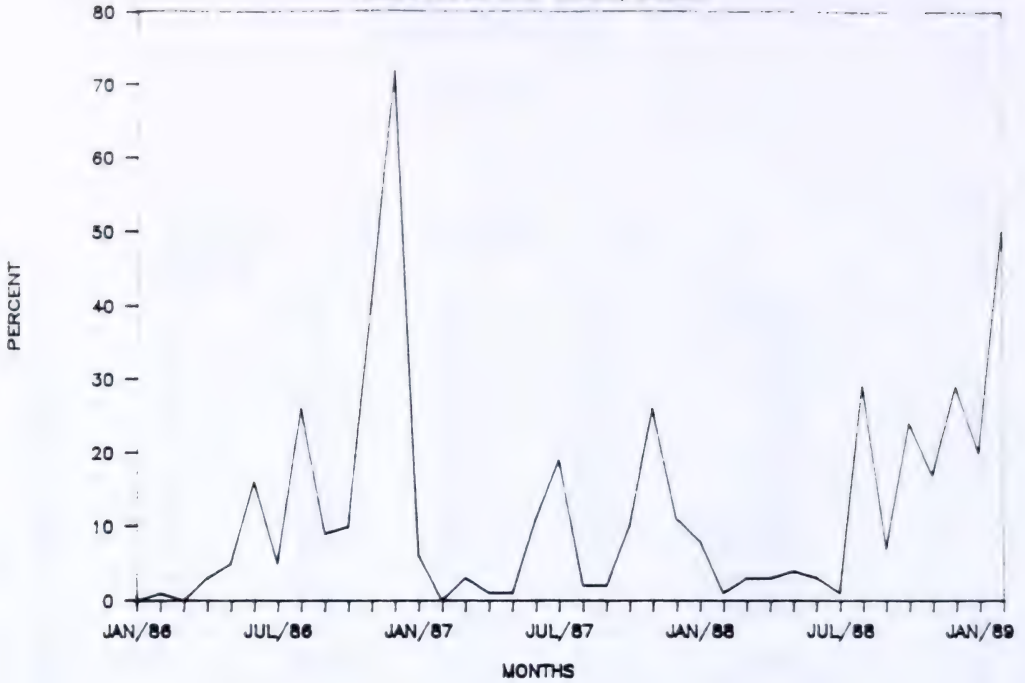


FIGURE 4B

MULTIPLES AS % OF STARTS, EDMONTON

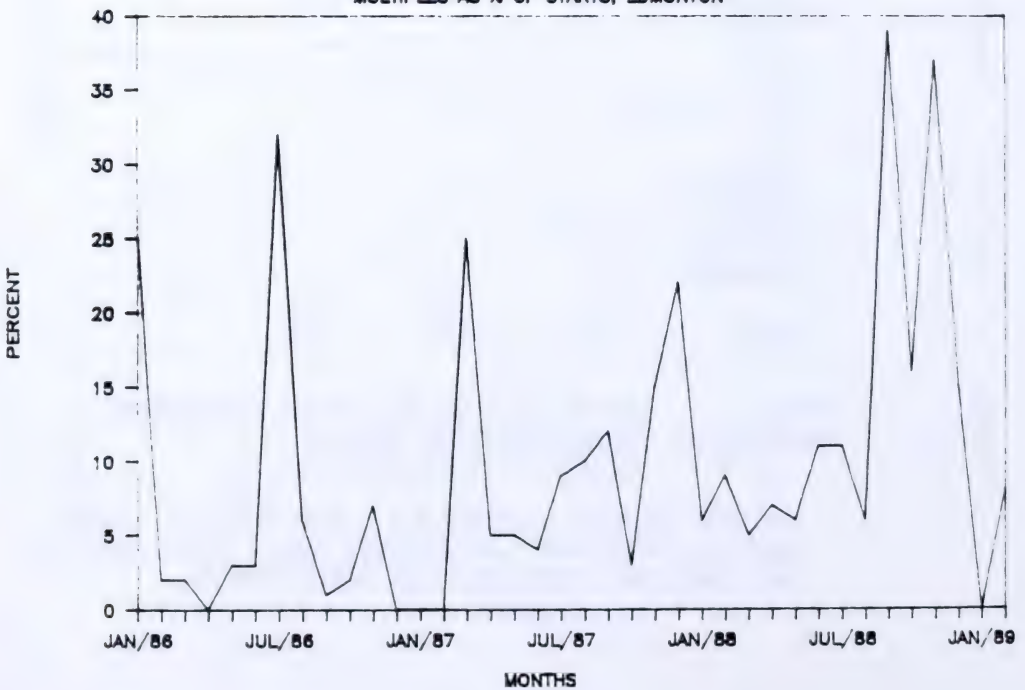


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1988						EDMONTON(METRO)					
CALGARY											
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	290	268	22	8	JANUARY	200	188	12	6		
FEBRUARY	214	212	2	1	FEBRUARY	174	159	15	9		
MARCH	183	177	6	3	MARCH	201	190	11	5		
APRIL	334	325	9	3	APRIL	409	379	30	7		
MAY	217	209	8	4	MAY	342	320	22	6		
JUNE	343	332	11	3	JUNE	437	389	48	11		
JULY	241	239	2	1	JULY	466	415	51	11		
AUGUST	439	313	126	29	AUGUST	343	322	21	6		
SEPTEMBER	396	368	28	7	SEPTEMBER	527	323	204	39		
OCTOBER	377	285	92	24	OCTOBER	320	270	50	16		
NOVEMBER	455	377	78	17	NOVEMBER	427	271	156	37		
DECEMBER	311	222	89	29	DECEMBER	287	243	44	15		
TOTAL	3800	3327	473	12	TOTAL	4133	3469	664	16		
1989						EDMONTON(METRO)					
CALGARY											
JANUARY	297	239	58	20	JANUARY	193	193	0	0		
FEBRUARY	301	149	152	50	FEBRUARY	158	146	12	8		
MARCH					MARCH						
APRIL					APRIL						
MAY					MAY						
JUNE					JUNE						
JULY					JULY						
AUGUST					AUGUST						
SEPTEMBER					SEPTEMBER						
OCTOBER					OCTOBER						
NOVEMBER					NOVEMBER						
DECEMBER					DECEMBER						
TOTAL	598	388	210	---	TOTAL	351	339	12	---		

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 5

QUARTERLY HOUSING STARTS IN ALBERTA

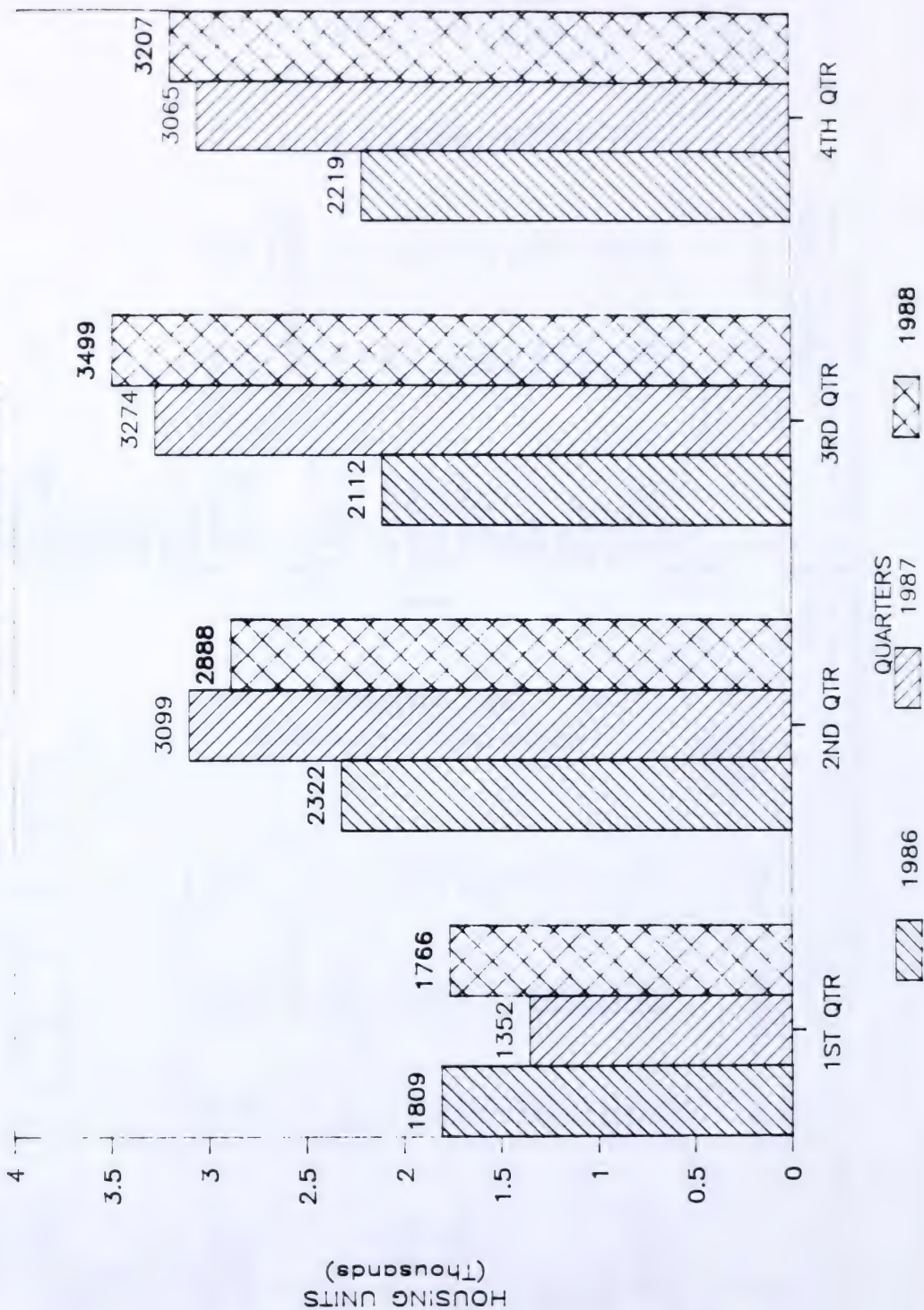


TABLE 6
QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

	1987 - 1988	
	1987	1988
FIRST QUARTER	1352	1766
SECOND QUARTER	3099	2888
THIRD QUARTER	3274	3499
FOURTH QUARTER	3065	3207
TOTAL	10790	11360

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

TABLE 7

FEB-89

HOUSING COMPLETIONS BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	285	0	0	0	285	-7
CAMROSE	3	0	0	0	3	0
EDMONTON M.A.	223	4	7	0	234	-7
FORT MCMURRAY	0	0	0	0	0	*
GRANDE PRAIRIE	20	0	0	0	20	18
LETHBRIDGE	16	2	0	0	18	260
LLOYDMINSTER(ALTA. PART)	8	0	0	0	8	100
MEDICINE HAT	8	0	0	0	8	-43
RED DEER	15	6	11	0	32	10
WETASKIWIN	1	0	0	0	1	-75
OTHER CENTRES **	4	0	0	0	4	-83
TOTAL	583	12	18	0	613	-7

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

TABLE 8

FEB-89

HOUSING UNDER-CONSTRUCTION BY TYPE
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	1233	294	245	11	1783	11
CAMROSE	6	0	4	20	30	329
EDMONTON M.A.	932	90	100	242	1364	22
FORT MCMURRAY	9	0	0	0	9	350
GRANDE PRAIRIE	35	0	0	0	35	35
LETHBRIDGE	72	10	3	49	134	37
LLOYDMINSTER(ALTA. PART)	15	4	0	0	19	171
MEDICINE HAT	53	2	0	79	134	17
RED DEER	35	42	46	0	123	89
WETASKIWIN	7	0	0	0	7	50
OTHER CENTRES **	32	0	4	0	36	157
TOTAL	2429	442	402	401	3674	6

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

** FORT MCMURRAY C.A. (PART I.D. NO. 18), INDIAN RESERVES, LAC LA BICHE TOWN, PLAMONDON VILLAGE

FIGURE 6B
COMPLETIONS - CALGARY

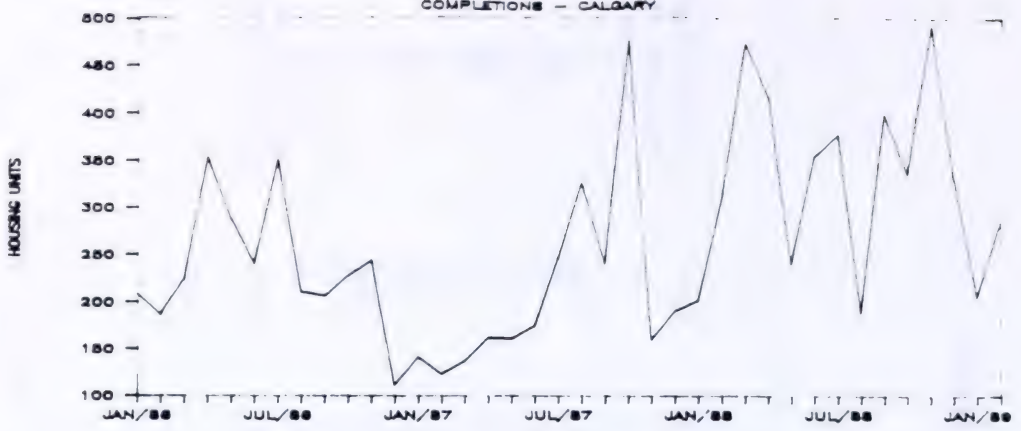


FIGURE 6B
COMPLETIONS - CALGARY

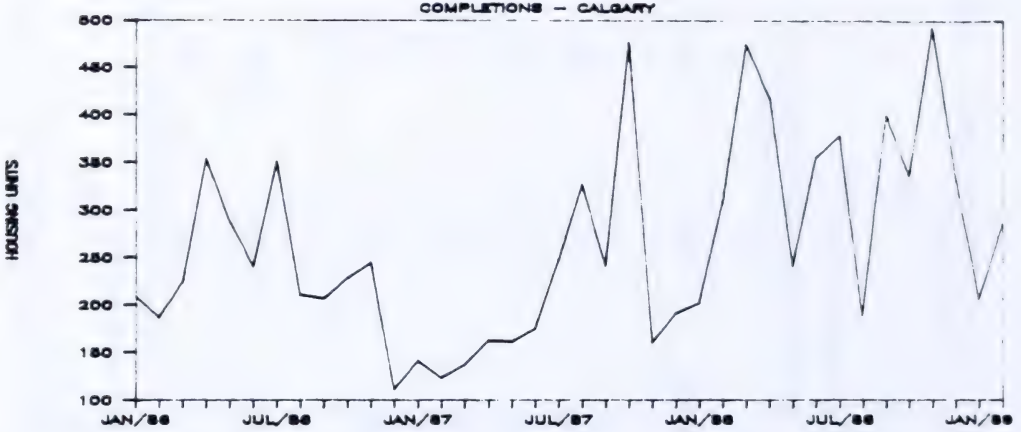


FIGURE 6C
UNDER-CONSTRUCTION - CALGARY

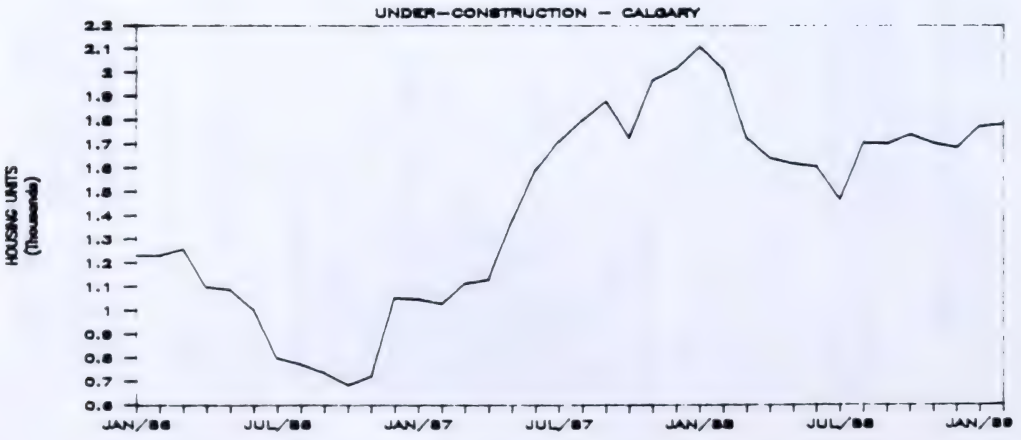


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

----- 1988 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION

JANUARY	290	202	2107
FEBRUARY	214	308	2013
MARCH	183	474	1722
APRIL	334	418	1638
MAY	217	241	1614
JUNE	343	355	1602
JULY	241	378	1464
AUGUST	439	189	1705
SEPTEMBER	396	399	1700
OCTOBER	377	336	1740
NOVEMBER	455	492	1701
DECEMBER	311	331	1681

1989 -----			
JANUARY	297	206	1772
FEBRUARY	301	285	1783
MARCH			
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

FIGURE 7A
TOTAL STARTS - EDMONTON

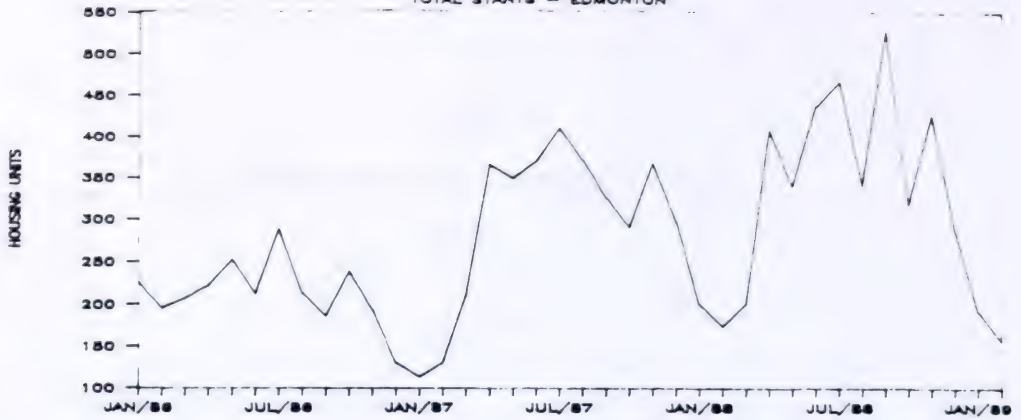


FIGURE 7B
COMPLETIONS - EDMONTON

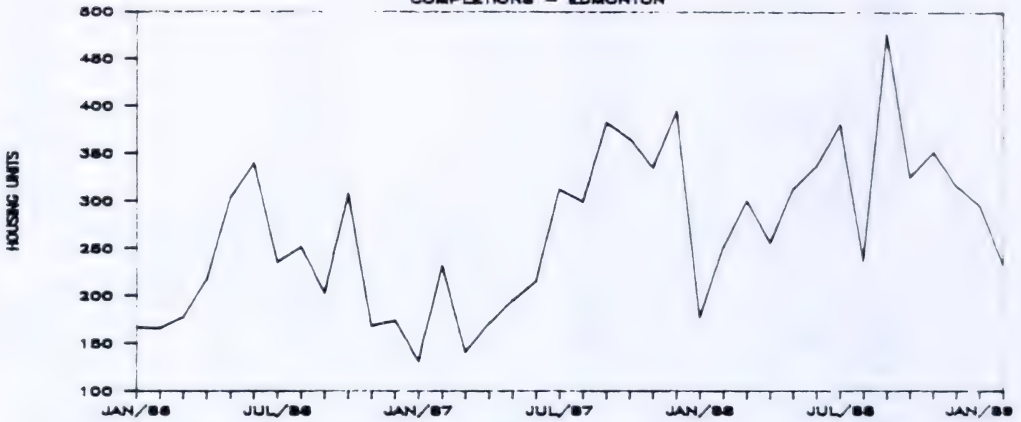


FIGURE 7C
UNDER-CONSTRUCTION - EDMONTON

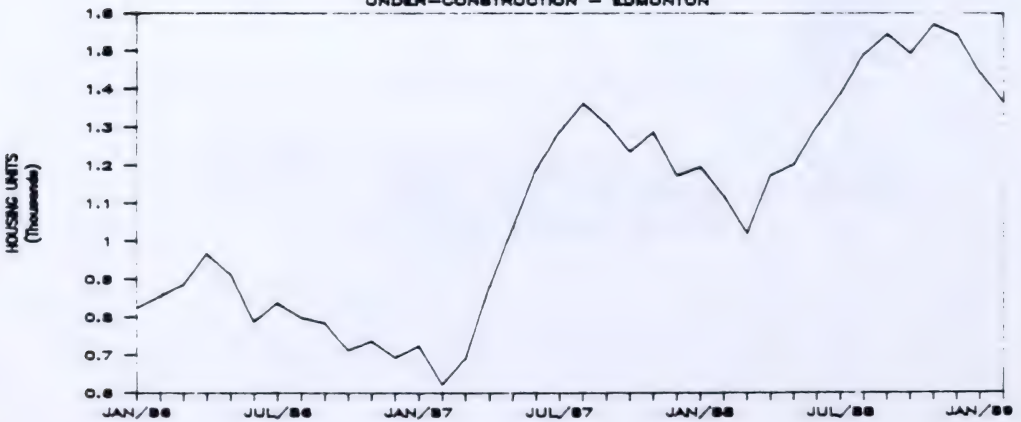


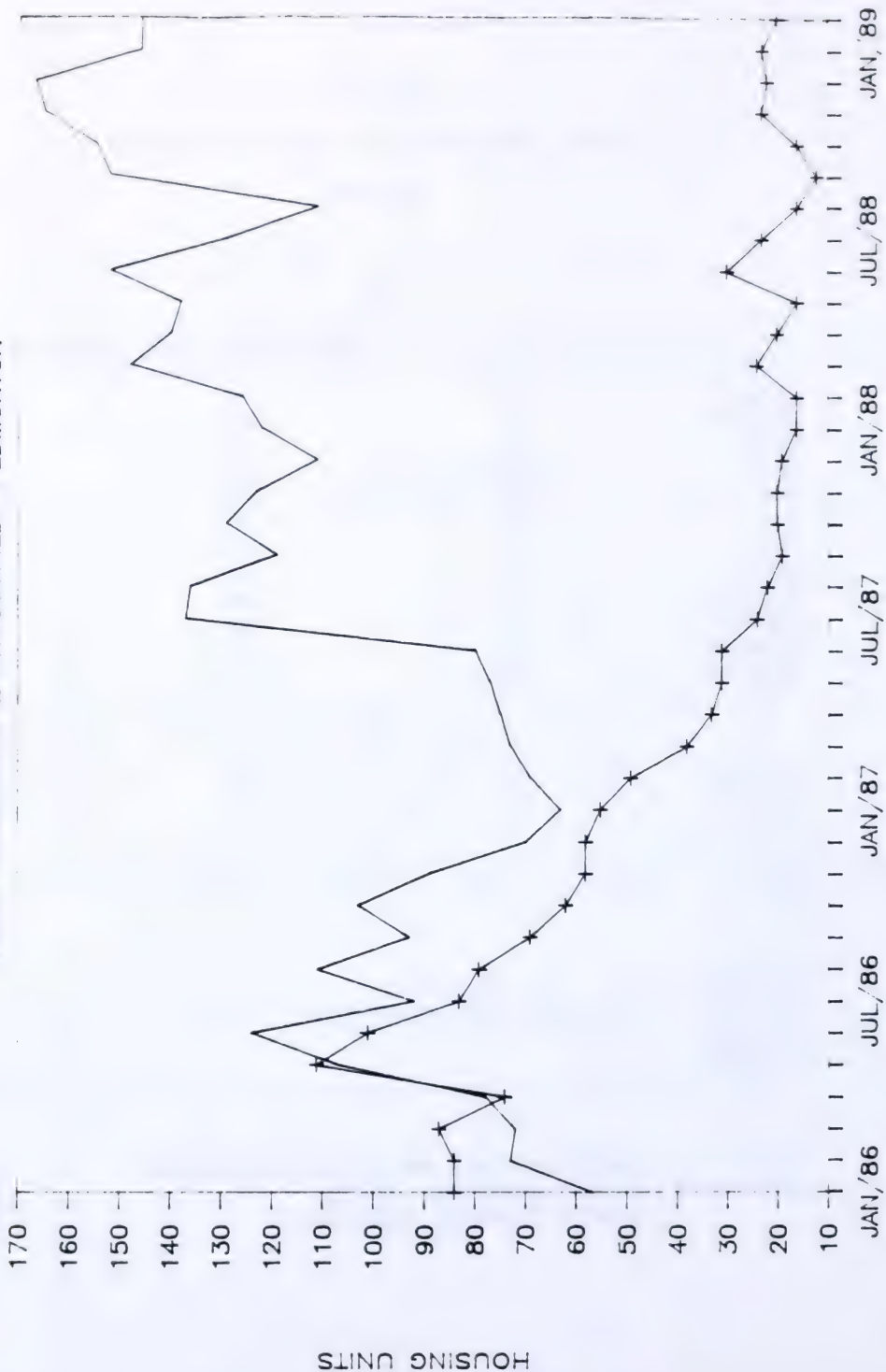
TABLE 10
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
EDMONTON

----- 1988 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	200	177	1195
FEBRUARY	174	251	1118
MARCH	201	300	1019
APRIL	409	256	1173
MAY	342	313	1202
JUNE	437	337	1302
JULY	466	380	1388
AUGUST	343	237	1491
SEPTEMBER	527	476	1543
OCTOBER	320	325	1493
NOVEMBER	427	351	1569
DECEMBER	287	315	1541
----- 1989 -----			
JANUARY	193	295	1440
FEBRUARY	158	234	1364
MARCH			
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
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HOUSING PLANNING SECRETARIAT

FIGURE 8

NEWLY COMPLETED & UNOCCUPIED -- EDMONTON



— SINGLES & DUPL.

+

APARTS. & R.HOUSES

TABLE 11

EDMONTON METRO
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT

1988					
JANUARY	122	16	138	177	55
FEBRUARY	126	16	142	251	63
MARCH	148	24	172	300	61
APRIL	140	20	160	256	63
MAY	138	16	154	313	67
JUNE	152	30	182	337	63
JULY	129	23	152	380	73
AUGUST	111	16	127	237	67
SEPTEMBER	152	12	164	476	73
OCTOBER	155	16	171	325	65
NOVEMBER	165	23	188	351	64
DECEMBER	167	22	189	315	62

1989					
JANUARY	146	23	169	295	65
FEBRUARY	146	20	166	234	59
MARCH					
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 9

NEWLY COMPLETED & UNOCCUPIED - CALGARY

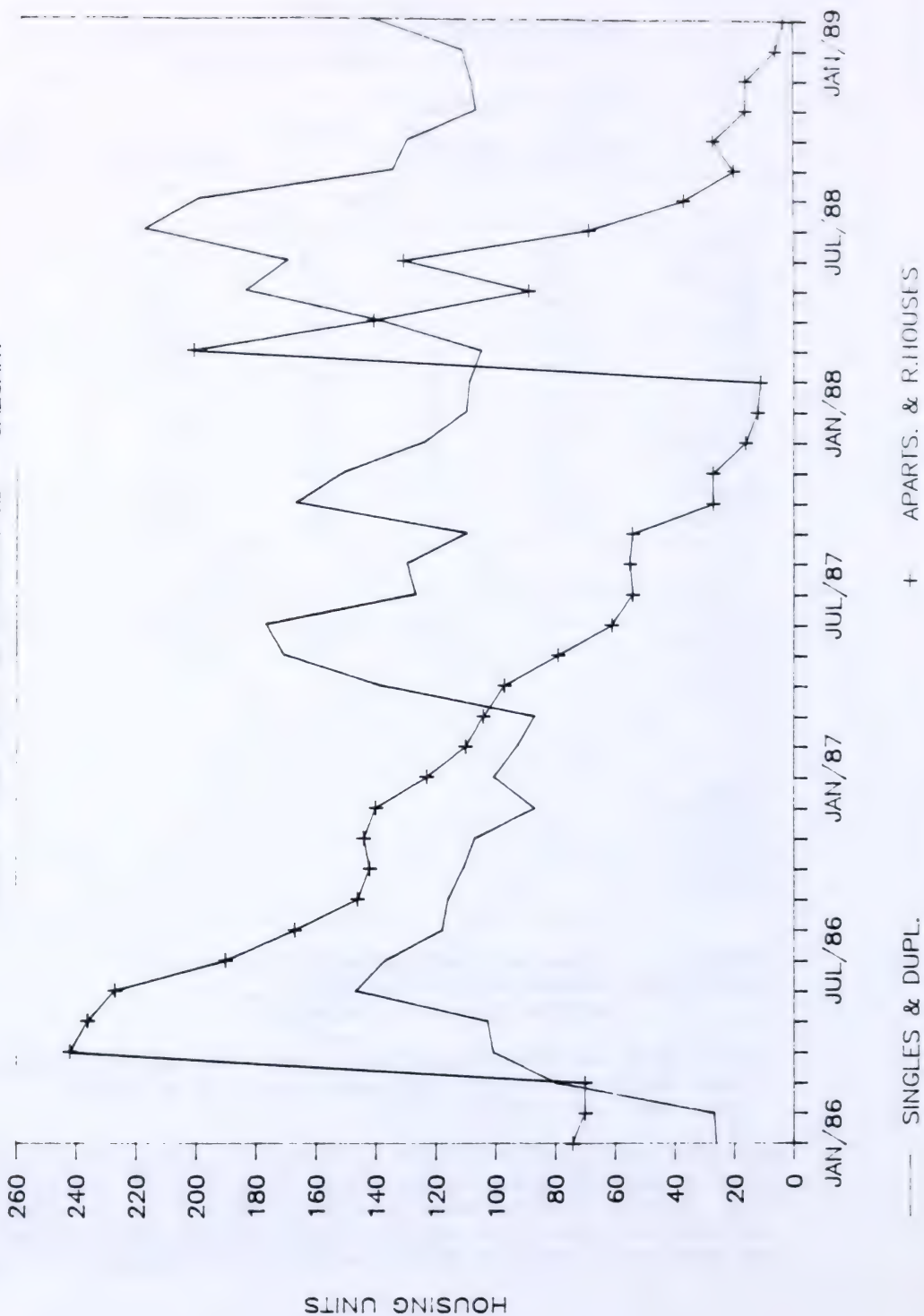


TABLE 12

CALGARY
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
1988					
JANUARY	110	12	122	202	64
FEBRUARY	109	11	120	308	72
MARCH	105	201	306	474	48
APRIL	139	141	280	418	61
MAY	184	89	273	241	48
JUNE	170	131	301	355	52
JULY	218	69	287	378	58
AUGUST	200	37	237	189	50
SEPTEMBER	135	20	155	399	76
OCTOBER	130	27	157	336	68
NOVEMBER	107	16	123	492	81
DECEMBER	109	16	125	331	72
1989					
JANUARY	112	6	118	206	64
FEBRUARY	142	3	145	285	64
MARCH					
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 10

EDMONTON LISTINGS AND SALES

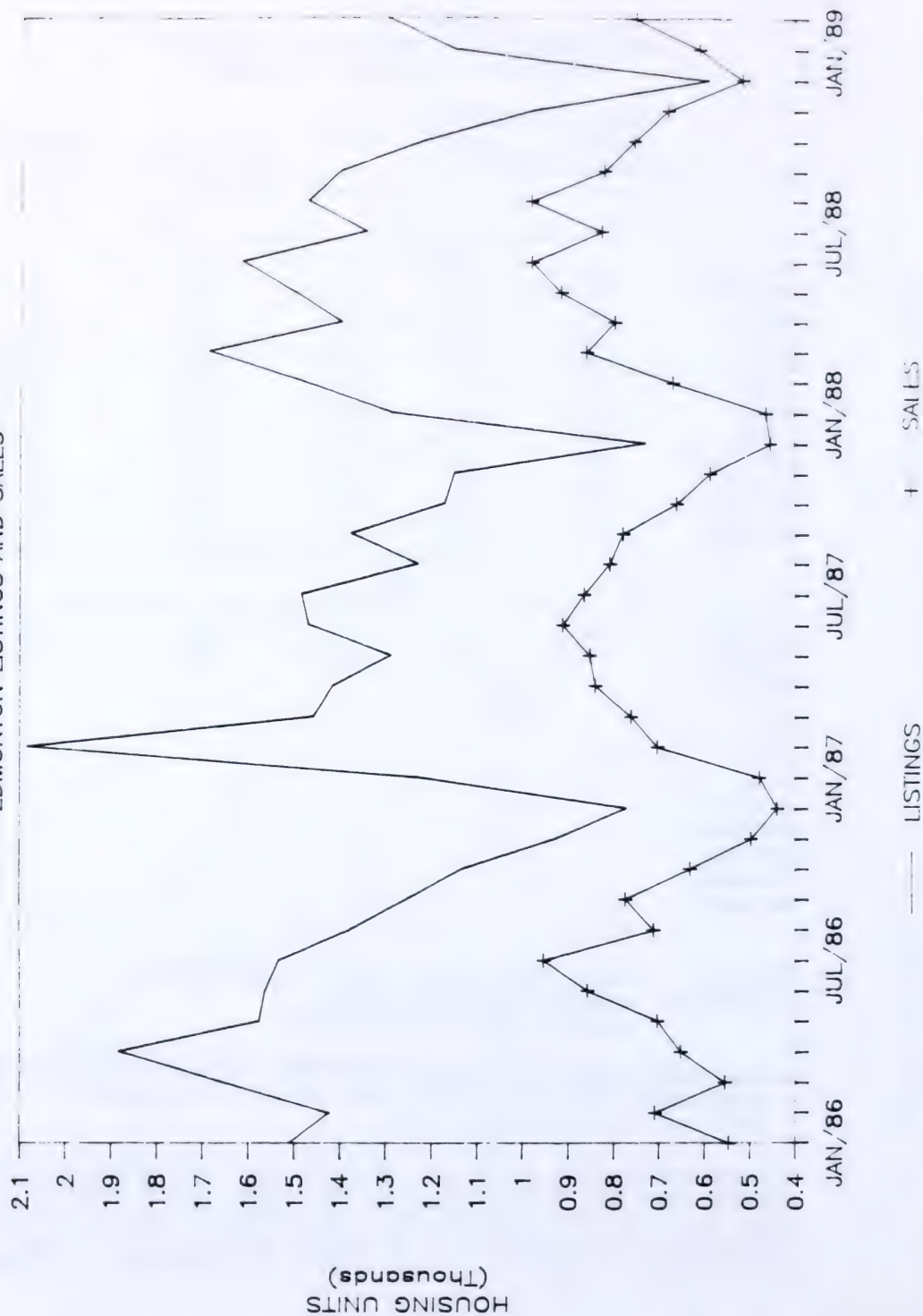


TABLE 13
RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

1988				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1288	463	.36	77982
FEBRUARY	1478	667	.45	76385
MARCH	1688	858	.51	78935
APRIL	1397	795	.57	82004
MAY	1502	913	.61	81285
JUNE	1616	978	.61	85636
JULY	1343	824	.61	85372
AUGUST	1472	979	.67	83181
SEPTEMBER	1398	818	.59	82881
OCTOBER	1218	751	.62	82043
NOVEMBER	978	678	.69	85120
DECEMBER	590	515	.87	81271

1989				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1150	610	.53	82311
FEBRUARY	1297	750	.58	84760
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD
 PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
 HOUSING PLANNING SECRETARIAT

FIGURE 11

CALGARY LISTINGS AND SALES

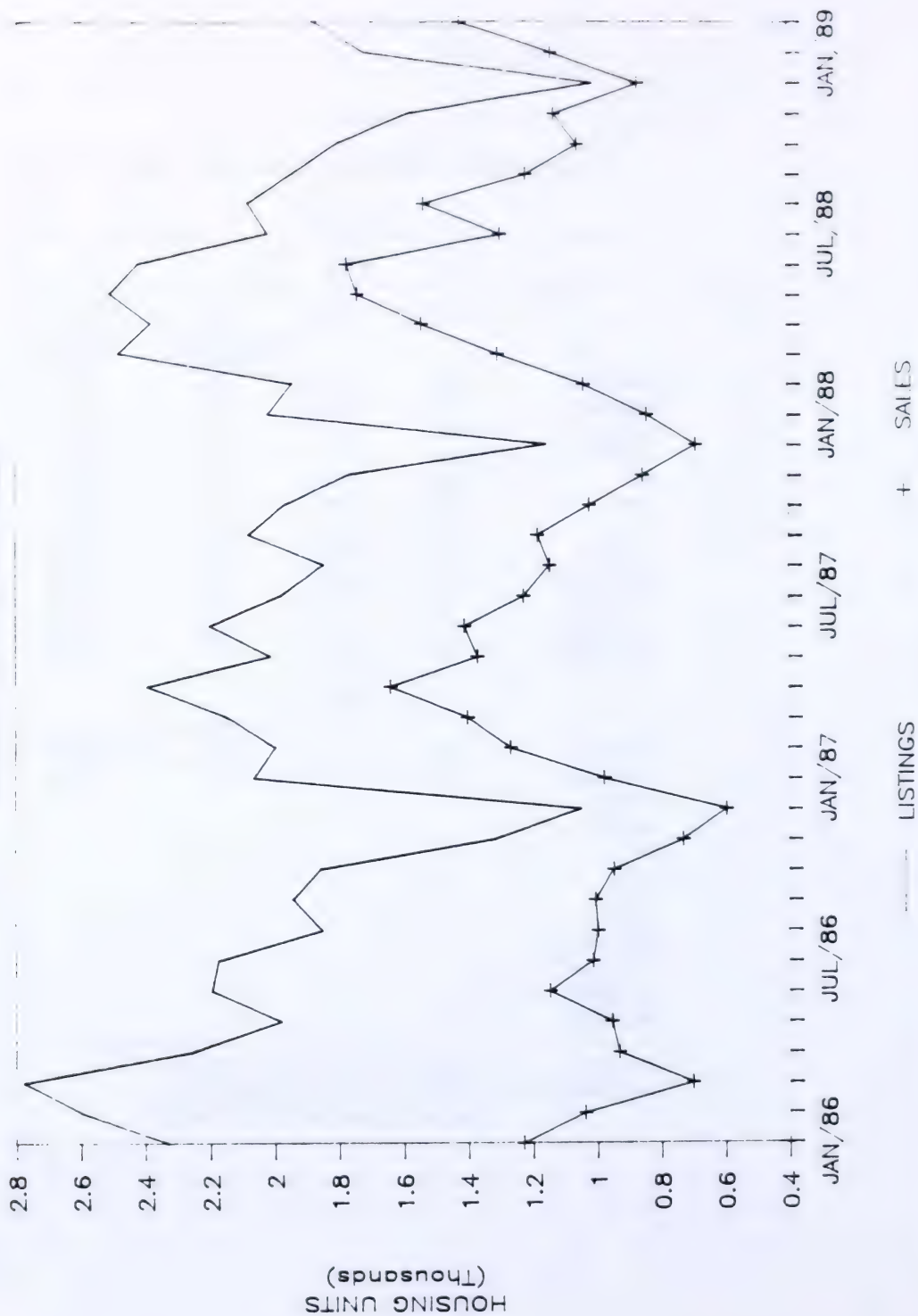


TABLE 14
RESIDENTIAL LISTINGS, SALES AND PRICE
CALGARY

1988				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1945	841	.43	90623
FEBRUARY	1945	1038	.53	91213
MARCH	2485	1305	.53	96389
APRIL	2384	1541	.65	98765
MAY	2512	1740	.69	99368
JUNE	2422	1774	.73	101695
JULY	2019	1295	.64	104129
AUGUST	2083	1532	.74	99602
SEPTEMBER	1941	1214	.63	101425
OCTOBER	1803	1054	.58	100538
NOVEMBER	1582	1127	.71	103471
DECEMBER	1010	866	.86	101210
1989				
JANUARY	1721	1138	.66	99141
FEBRUARY	1880	1421	.76	106355
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
SOURCE: CALGARY REAL ESTATE BOARD				
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS				
HOUSING PLANNING SECRETARIAT				

FIGURE 12

AVERAGE SALE PRICES, CALGARY & EDMONTON

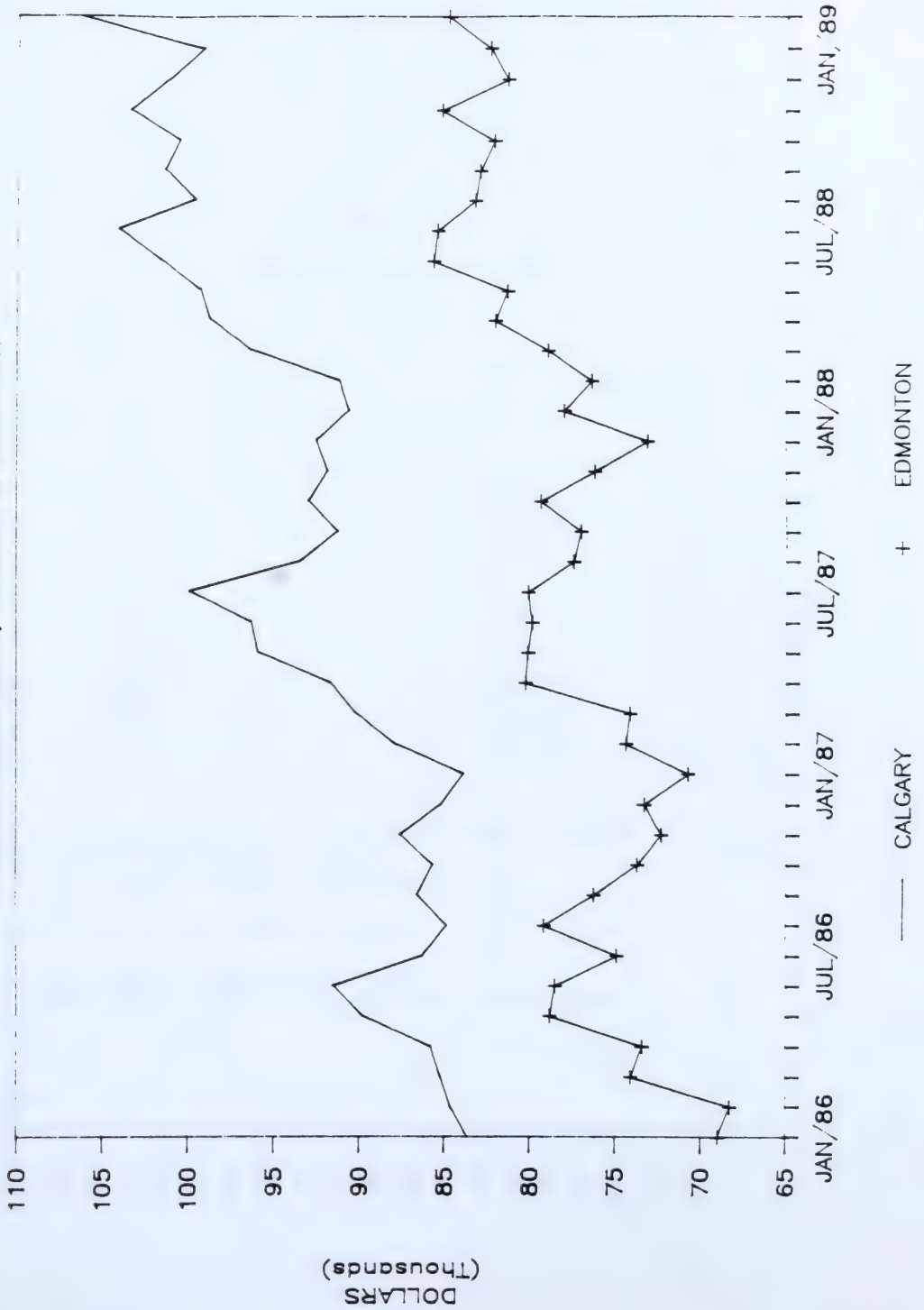


FIGURE 13

NEW HOUSE PRICE INDICES, CALG. & EDM.

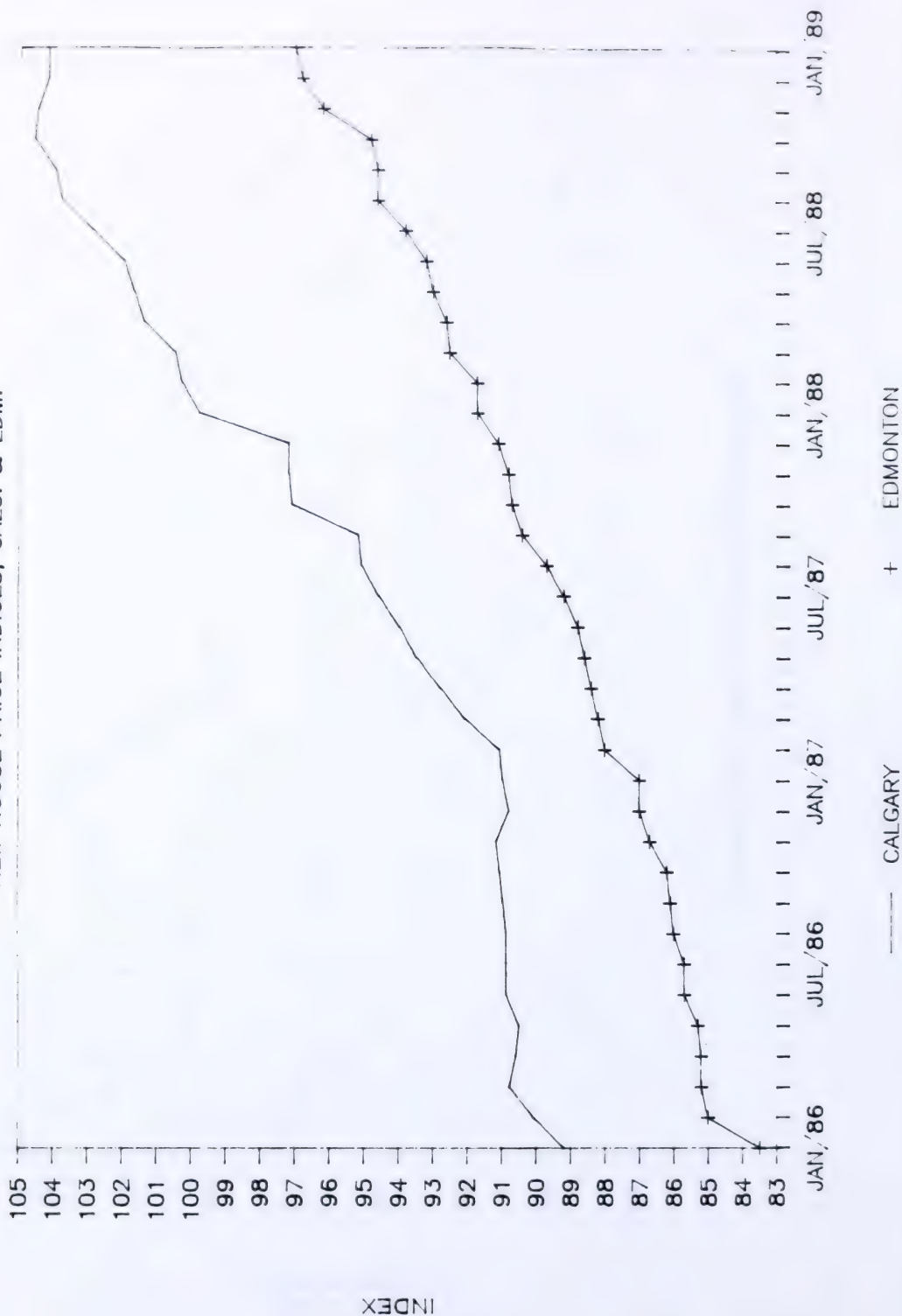


TABLE 15
NEW HOUSING PRICE INDICES*

1981=100

CALGARY**			EDMONTON***		
	1988	1989		1988	1989
JANUARY	99.8	104.2	JANUARY	91.7	97.0
FEBRUARY	100.3		FEBRUARY	91.7	
MARCH	100.5		MARCH	92.5	
APRIL	101.4		APRIL	92.6	
MAY	101.7		MAY	93.0	
JUNE	101.7		JUNE	93.0	
JULY	102.9		JULY	93.8	
AUGUST	103.8		AUGUST	94.6	
SEPTEMBER	104.0		SEPTEMBER	94.6	
OCTOBER	104.6		OCTOBER	94.8	
NOVEMBER	104.5		NOVEMBER	96.2	
DECEMBER	104.2		DECEMBER	96.8	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

